



# King County

1200 King County  
Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Meeting Agenda Committee of the Whole

**Councilmembers:** Joe McDermott, Chair  
Jeanne Kohl-Welles, Vice Chair;  
Claudia Balducci, Rod Dembowski, Reagan Dunn, Larry Gossett,  
Kathy Lambert, Dave Upthegrove, Pete von Reichbauer

**Staff:** Patrick Hamacher, Lead Staff (206-477-0880)  
Marka Steadman, Committee Assistant (206-477-0887)

1:30 PM

Monday, October 7, 2019

Room 1001

Pursuant to K.C.C. 1.24.035 A. and F., this meeting is also noticed as a meeting of the Metropolitan King County Council, whose agenda is limited to the committee business. In this meeting only the rules and procedures applicable to committees apply and not those applicable to full council meetings.

1. **Call to Order**

2. **Roll Call**

To show a PDF of the written materials for an agenda item, click on the agenda item below.

3. **Approval of Minutes**

[September 16, 2019 meeting](#) pp. 3-5

4. **Public Comment**

### Discussion and Possible Action

5. **[Proposed Motion No. 2019-0339](#)** pp. 7-32

A MOTION confirming the executive's appointment of Lee Eric Momon, who resides in council district two, to the King County solid waste advisory committee, as a citizen representative.

**Sponsors:** Mr. Gossett

*Terra Rose, Council staff*



Sign language and communication material in alternate formats can be arranged given sufficient notice (206-1000).  
TDD Number 206-1024.  
ASSISTIVE LISTENING DEVICES AVAILABLE IN THE COUNCIL CHAMBERS.





6. [Proposed Motion No. 2019-0341](#) pp. 7-32

A MOTION confirming the executive's appointment of Heather Trim, who resides in council district four, to the King County solid waste advisory committee, as a representative from the recycling industry.

**Sponsors:** Ms. Kohl-Welles

*Terra Rose, Council staff*

7. [Proposed Motion No. 2019-0366](#) pp. 7-32

A MOTION confirming the executive's appointment of Robin Freedman, who resides in council district one, to the King County solid waste advisory committee, as a representative from the waste management industry.

**Sponsors:** Mr. Dembowski

*Terra Rose, Council staff*

8. [Proposed Motion No. 2019-0367](#) pp. 7-32

A MOTION confirming the executive's appointment of James Borsum, who resides in council district seven, to the King County solid waste advisory committee, as a representative from a bargaining unit representing the greatest number of solid waste division employees (Local 117).

**Sponsors:** Mr. von Reichbauer

*Terra Rose, Council staff*

9. [Proposed Substitute Ordinance No. 2018-0241.2](#) pp. 33-890

AN ORDINANCE relating to planning and permitting; amending Ordinance 10870, Section 330, as amended, and K.C.C. 21A.08.030, Ordinance 10870, Section 334, as amended, and K.C.C. 21A.08.070, Ordinance 10870, Section 335, as amended, and K.C.C. 21A.08.080, Ordinance 10870, Section 336, as amended, and K.C.C. 21A.08.090, Ordinance 10870, Section 407, as amended, and K.C.C. 21A.18.030, Ordinance 10870, Section 536, as amended, and K.C.C. 21A.30.080, Ordinance 15606, Section 20, as amended, and K.C.C. 21A.30.085, Ordinance 10870, Section 537, as amended, and K.C.C. 21A.30.090, Ordinance 10870, Section 547, as amended, and K.C.C. 21A.32.100, Ordinance 10870, Section 549, as amended, and K.C.C. 21A.32.120 and Ordinance 13623, Section 37, as amended, and K.C.C. 23.32.010, adding new sections to K.C.C. chapter 21A.06, adding new sections to K.C.C. chapter 21A.55, adding a new chapter to K.C.C. Title 6, repealing Ordinance 15974, Section 5, and K.C.C. 21A.06.1427 and prescribing penalties.

**Sponsors:** Ms. Lambert

*Erin Auzins, Council staff*

## Other Business

## Adjournment





## King County

### Metropolitan King County Council Committee of the Whole

#### STAFF REPORT

<b>Agenda Item:</b>	9	<b>Name:</b>	Erin Auzins
<b>Proposed No.:</b>	2018-0241	<b>Date:</b>	October 7, 2019

#### SUBJECT

Proposed Ordinance 2018-0241 would update King County's development regulations for wineries, breweries and distilleries.

#### SUMMARY

Following a years-long process, the Executive transmitted a Proposed Ordinance that would modify the development regulations for wineries, breweries and distilleries. The Executive's transmitted Proposed Ordinance would add a new business license requirement for these uses; create a new "remote tasting room" use; add new development conditions and permit requirements for wineries, breweries and distilleries; establish two demonstration projects, one for remote tasting rooms and one for special events related temporary use permits; and increase citation penalties for violations by these types of businesses.

The Local Services, Regional Roads and Bridges Committee passed the legislation out of committee on March 11, 2019, Without Recommendation. After a public hearing at full Council on June 11, 2019, the Council re-referred the legislation to the Committee of the Whole. The Committee of the Whole deferred this item at the September 16, 2019 meeting.

Striking Amendment S1 is included in the packet in Attachment 2. The striking amendment makes substantive, clarifying and technical changes to the proposed legislation. Additional line amendments may be offered at Committee.

#### BACKGROUND

Wineries and breweries have been listed in the permitted use tables since at least the 1993 Zoning Code.<sup>1</sup> The development conditions that apply today were largely adopted in 2003,<sup>2</sup> and included standards relating to minimum lot size, maximum building size, special event limitations, and product content. Distilleries were first recognized as a

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<sup>1</sup> Ordinance 10870

<sup>2</sup> Ordinance 14781



land use in 2013.<sup>3</sup> Wineries, breweries and distilleries are considered the same land use category under the code, and for each zone in which they are allowed (either outright as a Permitted Use, or with a Conditional Use Permit), they have the same development conditions.

In 2010, the City of Woodinville submitted a docket request that would have expanded the Urban Growth Boundary and established new commercial zoning. In 2011, a private resident submitted a similar docket request. In each case, the County Executive did not support the proposal; any changes would have been required to be taken up during a major Comprehensive Plan update. As part of the next such update, in 2012,<sup>4</sup> the Council adopted a work plan item to work with the City of Woodinville on joint recommendations for wine and agriculture industries:

*P.1. The executive shall work collaboratively with the city of Woodinville to develop joint recommendations for promoting the wine and agriculture industries.*

*2. In developing these recommendations, the county shall work with the city to analyze and consider the following:*

*a. Identification of existing and needed transportation infrastructure including traffic safety improvements, roads, sidewalks, parking, trails, tourism buses, signage and way finding;*

*b. The finite nature and value of agricultural soil resources and the agricultural potential of the APD;*

*c. The character of the surrounding rural area;*

*d. Vacant, buildable, and redevelopable land within the existing urban growth area;*

*e. The adopted Countywide Planning Policies and King County Comprehensive Plan;*

*f. Input from the public and interested stakeholders, including local businesses and surrounding city and unincorporated area communities;*

*g. Failing septic systems and pollution in the valley, in conjunction with the report set forth in subsection I of this section; and*

*h. Nonconforming uses on the unincorporated lands in King County and on the agricultural lands.*

Between 2012 and 2015, Public Health Seattle-King County instituted a pilot program that allowed wine and distillery tasting rooms to apply for an exemption from the annual operating food permit. The pilot project was intended as an alternative to a required food permit for these business, and was tested to see if the businesses would still comply with food safety practices. Public Health discovered during the pilot program that only about 50% of the businesses complied and decided to end the program. For beverage-related businesses that qualified for the pilot program, extensive outreach was conducted via a series of meetings and communications with stakeholders, an

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<sup>3</sup> Ordinance 17539

<sup>4</sup> Ordinance 17485



evening meeting at the Columbia Winery, and information including FAQs<sup>5</sup> posted to the Food Program website.

When the Public Health decided to end the pilot program, extensive outreach to all known beverage related associations and businesses, such as wineries, tap rooms, and distilleries was conducted in the summer of 2015 to notify them of the change. This included two public meetings, emails, notices via social media, and updates posted to the FAQs on the website.

Following the 2012 Comprehensive Plan work program and the end of the food permit pilot program in 2015, and as part of the mid-biennial budget supplemental in 2016,<sup>6</sup> the Executive requested, and the Council approved, an appropriation of \$75,000 for the Office of Performance, Strategy and Budget to hire a consultant to conduct a “[s]tudy to develop recommendations to improve the interface of the burgeoning wine industry with the surrounding communities. The funding will be used to secure consultant assistance to support the outreach, research and recommendation process. The study will focus on economic development, transportation, land use and agriculture in the Sammamish Valley area, and may also make recommendations for other parts of unincorporated King County as appropriate.”

Around the same time, neighbors of wineries within the Sammamish Valley filed a number of code enforcement complaints for operating in violation of the zoning code and construction without required permits. The Department of Permitting and Environmental Review (DPER), knowing that the Executive would be beginning a study to look at policy recommendations, signed settlement agreements with 20 of the wineries. These settlement agreements acknowledged that aspects of the winery uses were not permitted, that the business owner would not increase non-compliance, and that any life-safety issues would be corrected. In return, DPER would not move forward with any code enforcement process while the Executive’s study was being complete and before any legislative changes were considered and adopted by the Council.

Following approval of the budget supplemental request, the Executive formed a stakeholder group of Sammamish Valley wineries, agricultural interests, and the Cities of Woodinville and Redmond. The consultant performed stakeholder interviews, and held five meetings with the stakeholders to review the goals and priorities, wine industry needs and issues, the issues with the existing development regulations, transportation issues, and potential policy changes and infrastructure improvements. The consultant also held an open public meeting and used an online public comment tool. The stakeholder group and consultant provided a series of policy recommendations in their final report, issued in September 2016.<sup>7</sup>

Since that time, the Executive has been working through a series of proposed policy changes, as well as on improvements within the Sammamish Valley (shuttle van, trail connections, signage). A public review draft of the proposed regulations was issued in

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<sup>5</sup> Here is a link to these FAQs: <https://www.kingcounty.gov/depts/health/environmental-health/food-safety/food-business-permit/~media/depts/health/environmental-health/documents/food-safety/FAQ-Beverages.ashx>

<sup>6</sup> Ordinance 18239

<sup>7</sup> Link to report: <https://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/Sammamish-Study-Area/CAISammValleyWineBeverageStudyFINAL-091216.ashx?la=en>



June 2017, outlining an initial proposal for public comment. After reviewing and considering the feedback on the public review draft, the Executive transmitted a final report (Attachment 6) and Proposed Ordinance 2018-0241 to the Council in April 2018.

## **ANALYSIS**

### **Summary of Changes in Executive's Transmitted Proposed Ordinance**

Proposed Ordinance 2018-0241 would make a number of changes to the development regulations for wineries, breweries and distilleries.

#### **Business license requirement**

The Proposed Ordinance would add a new business license requirement for “adult beverage businesses”, which includes “winery, brewery, distillery or cidery, and remote tasting rooms for any of those businesses.” The annual fee for this business license would be \$100.

#### **New Definitions**

The Proposed Ordinance would establish new definitions for “remote tasting room”, and three types of “winery, brewery, distillery facilities.” Remote tasting rooms under the Executive's proposal would be allowed for wineries that have an “additional location” liquor license from the state LCB.

The three facility definitions are different based on size, with a Facility I being “very small”, Facility II being “small”, and Facility III not having a size qualifier. In addition, a Facility I would not allow on-site sales or tasting.

#### **Permitted Use Table**

The Proposed Ordinance makes modifications to the Manufacturing permitted uses table, where wineries, breweries, and distilleries are regulated today. Within the Manufacturing permitted uses table, the Proposed Ordinance would:

- Add Winery/Brewer/Distillery Facility I to the table, and permit it with development conditions in the RA and UR zones.
- Add Winery/Brewer/Distillery Facility II to the table, and permit it with varying development conditions in the A, RA, UR, NB, CB, RB and I zones. This use would also be allowed with a Conditional Use Permit (and development conditions) in the RA zone.
- Add Winery/Brewer/Distillery Facility III to the table, and permit it as a Conditional Use Permit and with varying development conditions, in the A, RA, UR, NB, CB, RB and I zones.

The development conditions for each of the facility sizes, and in different zones, vary considerably. In general, the development conditions address:



- Minimum lot sizes
- Maximum building sizes
- Allowances for tasting and hours of operation
- Water use
- Product content
- Production requirements
- Facility locations for agricultural lands
- Parking maximums
- Setbacks from Rural Area and Residential zones

### Parking Requirements

The parking requirements are proposed to be modified by the Proposed Ordinance. The existing parking requirements for wineries, breweries and distilleries are 0.9 spaces per 1,000 square feet of manufacturing area, plus 1 per 50 square feet of tasting area.

Under the Proposed Ordinance, the parking ratio for the tasting area would be changed to 1 per 300 square feet for that area.

### Home Occupation and Home Industry

Home occupations and home industries are regulated based on zoning district, in three sections of Code. The Proposed Ordinance would add wineries, breweries and distilleries, and remote tasting rooms, to the list of specifically prohibited uses in home occupations and home industries.

### Special Events/Temporary Use Permit

The Proposed Ordinance includes the following changes for special events and temporary use permits (TUP):

- For Facility II and III in A zones, events are limited to 2 per month and all parking must be accommodated on site or through a plan approved by the director.
- For Facility II and III in RA zones, events are limited to 24 within a one-year period and all parking must be accommodated on site or through a plan approved by the director.
- For Facility II in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 125 guests.
- For Facility III in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 250 guests.
- No events or temporary use permits for facility I, legally nonconforming home occupations, or home industries.
- Facility II and III in all other zones events may be allowed under a TUP for up to 60 days a year.



### Demonstration Project A

The first demonstration project proposed by the Executive would allow “remote tasting rooms” within an identified area in the Sammamish Valley near the city limits of Woodinville, and within the Vashon Rural Town. The demonstration project would allow remote tasting rooms with the following regulations:

- One or more remote tasting rooms could operate in a single location
- The approval of the remote tasting rooms would be a Type 1 land use decision.<sup>8</sup>
- Total space for tasting and retail is 1,000 square feet plus storage, restroom, back-of-the-house uses
- Additional 500 square feet of outdoor space allowed
- Direct access to an arterial required
- No production allowed on-site
- Incidental retail sales of products related to products tasted allowed
- Hours of operation are limited to Monday - Thursday 11am-5pm, Friday - Sunday 11am-9pm
- Required to obtain a liquor license from the state
- No events or temporary use permits allowed
- Parking limited to 150 percent of minimum required

Demonstration project A would be in effect for 3 years from effective date of the ordinance, after which DPER would stop accepting applications and the existing remote tasting rooms would become legally nonconforming uses. Annually, DPER would compile a list of applications approved and related code complaints. Based on this data, the Executive may submit additional proposed legislation extending or amending the regulation within the 3 year demonstration project.

### Demonstration Project B

The second demonstration project proposed by the Executive would allow “tourism district events” such as weddings and similar uses to be reviewed and conditioned as part of Facility III Conditional Use Permit review within an identified area in the Sammamish Valley, south of city limits and east of State Route 202. The demonstration project would waive the TUP requirement for CUP approved Facility III events. Event uses would be reviewed and approved only as part of a CUP application; CUPs are a Type 2 land use permit.<sup>9</sup> This demonstration project may allow more than 24 events per year, depending on the site-specific review of each application.

Demonstration project B would be in effect for 3 years from effective date of the ordinance, after which DPER would stop accepting applications, and the existing CUPs with the special event allowance would become legally nonconforming. Annually, DPER would compile a list of applications approved and related code complaints. Based on

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<sup>8</sup> Type 1 land use decisions are made by the DPER Director, or their designee (usually a product line manager). These decisions do not have public notice and have no administrative appeal to the Hearing Examiner.

<sup>9</sup> Type 2 land use decisions are made by the DPER Director, or their designee. These decisions do have public notice and have an administrative appeal to the Hearing Examiner.



this data, the Executive may submit additional proposed legislation extending or amending the regulations within the 3 year demonstration project.

### Citation Penalties

The Proposed Ordinance would modify the citation penalties for wineries, breweries, and distilleries and remote tasting rooms. Under existing code, most code violations are subject to a \$100 penalty for the first violation, and \$500 for subsequent violations. The Proposed Ordinance would increase the citation penalty for these uses to \$500 for the first violation and \$1,000 for subsequent violations.

### **Version 2 of the Legislation**

The Local Services, Regional Roads and Bridges Committee amended the Executive's proposal and moved the legislation out of committee (Version 2 of the legislation) without recommendation on March 11, 2019. A comparison of Version 2 to the existing code and the Executive's proposal is included in Attachment 7 to this staff report. The substantive changes made to the Executive's proposal include:

1. Adds additional findings to further establish the record for the proposed changes to existing code.
2. Business license requirements:
  - a. Requires a business license for nonconforming home occupations and home industries.
  - b. Recognizes the difference in product content requirements for a WBD I in the A zone (60% on-site versus 60% Puget Sound Counties)
  - c. Prohibits issuance of a business license for a WBD I interim use for more than 5 years on any one site.
3. Modifies the definition of remote tasting room:
  - a. To allow distilleries and breweries to qualify as a remote tasting room, recognizing the difference in state licensing allowances.
  - b. Prohibits liquor licenses that are considered "retail licenses" by the state Liquor and Cannabis Board under a remote tasting room.
4. Modifies the definition of WBD I:
  - a. To allow limited retail and tasting. These activities are further limited by the development conditions discussed below.
  - b. Prohibits liquor licenses that are considered "retail licenses" by the state Liquor and Cannabis Board under a WBD I use.
5. Adds an new definition for WBD I interim use permit:
  - a. A term-limited permit for a winery, brewery, distillery facility I in the A zone.
  - b. One-time approval, effective for one year, with four annual renewals possible for up to five years.
  - c. After the interim use permit or any renewals have expired, use is required to either comply with zoning conditions for a winery, brewery, distillery facility II or III use, and meet the requirements of one of those uses, or cease operations and vacate the site.
  - d. Applications for a winery, brewery, distillery facility I interim use permit may only be accepted by the permitting division within five years of the effective date of this ordinance.



- e. The time limitations on a winery, brewery, distillery facility I interim use permit do not apply to agricultural uses such as vineyards and orchards.
- 6. Modifies the definitions for WBD II and III:
  - a. Prohibits liquor licenses that are considered “retail licenses” by the state Liquor and Cannabis Board under a WBD II or III use.
- 7. Adds remote tasting room to the Retail Land Use Table, and permits it in the CB and RB zone with a development condition that the parking is limited to a maximum of 1 space per 50 square feet of tasting and retail area.
- 8. For WBD I:
  - a. Moved from the Manufacturing Land Use Table to the Residential Land Use Table, and permitted as a Residential Accessory Use, either outright with development conditions, or with a conditional use permit with development conditions.
  - b. In the A zone:
    - i. Accessory to agricultural use and residential use.
    - ii. Allow WBD I as an interim use – must apply within 5 years of effective date of this ordinance, and is only authorized for up to 5 years, with criteria.
    - iii. Maximum building size is 1,500sf. Excludes decks not open to the public.
    - iv. Tasting not allowed on-site.
    - v. Retail sales of on-site products allowed.
    - vi. Direct access to an arterial required.
    - vii. 60% of product to be processed must be grown in Puget Sound Counties.
    - viii. On-site production required. Requires production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing
    - ix. Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.
    - x. Parking requirements: One stall for non-resident employee, plus parking for customers: minimum 1, plus 1:1,000sf of area dedicated to WBD facility uses. Maximum parking allowed is 150% of the minimum required.
    - xi. Add provision for grandfathering for number existing parking spaces (compliance with development standards required)
    - xii. Requires 75 foot setback of buildings and parking areas from interior property lines that adjoin RA or R zoned property.
  - c. In the RA zone:
    - i. Allowed as a residential accessory use.
    - ii. Tastings not allowed in defined area in/adjacent to Sammamish Valley
    - iii. Tastings allowed in other areas, by appointment only, indoors only, and within these hours: Mon-Th 11am to 7pm and Fri-Sun 11am to 9pm
    - iv. Sale of items produced on-site allowed.
    - v. Requires production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing.
    - vi. Adds parking requirements for customers: minimum 1, plus 1:1,000sf of area dedicated to WBD facility uses. Maximum parking allowed is



- 150% of the minimum required.
  - vii. Add provision for grandfathering for number existing parking spaces (compliance with development standards required)
  - viii. Allows 75 foot setback from RA and R zoned properties to be reduced to 25 feet with a CUP and subject to screening requirements. Applies this setback to interior property lines only.
9. For WBD II:
- a. In A zone:
    - i. Excludes decks not open to the public from the maximum square footage limit.
    - ii. Requires production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing.
    - iii. Add provision for grandfathering for number existing parking spaces (compliance with development standards required)
    - iv. Allows 75 foot setback from RA and R zoned properties to be reduced to 25 feet with a CUP and subject to screening requirements. Applies this setback to interior property lines only.
  - b. In RA zone:
    - i. Excludes decks not open to the public from the maximum square footage limit.
    - ii. Requires production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing.
    - iii. Modifies maximum parking requirements, from 150% of the minimum, to a maximum for tasting and retail areas of 1 space per 50 square feet of such areas.
    - iv. Add provision for grandfathering for number existing parking spaces (compliance with development standards required)
    - v. Allows 75 foot setback from RA and R zoned properties to be reduced to 25 feet with a CUP and subject to screening requirements. Applies this setback to interior property lines only.
  - c. In NB and CB zones:
    - i. Excludes decks not open to the public from the maximum square footage limit.
    - ii. Sets maximum parking for tasting and retail areas to 1 per 50 square feet of tasting and retail area
    - iii. Allows 75 foot setback from RA and R zoned properties to be reduced to 25 feet with a CUP and subject to screening requirements. Applies this setback to interior property lines only.
  - d. In RB zone:
    - i. Adds a maximum parking of 1:50 square feet of tasting and retail areas. If a CUP is required, this is a "should".
    - ii. Require a 75 foot setback from RA and R zoned properties, but allow that to be reduced to 25 feet with a CUP and subject to screening requirements. Applies this setback to interior property lines only.
  - e. In the I zone:
    - i. Limited to breweries and distilleries. Wineries and remote tasting rooms prohibited.
    - ii. Limits the tasting area to a maximum of 1,500 square feet.
    - iii. Adds a maximum parking of 1:50 square feet of tasting and retail



areas. If a CUP is required, this is a “should”.

- iv. Require a 75 foot setback from RA and R zoned properties, but allow that to be reduced to 25 feet with a CUP and subject to screening requirements. Applies this setback to interior property lines only.

10. For WBD III:

a. In A zone and RA zone:

- i. Excludes decks not open to the public from the maximum square footage limit.
- ii. Requires production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing.
- iii. Maximum parking determined through the CUP. Maximum parking for tasting and retail should be limited to 1:50 square feet.
- iv. Add provision for grandfathering for number existing parking spaces (compliance with development standards required).
- v. Allows 75 foot setback from RA and R zoned properties to be reduced to 25 feet with a CUP and subject to screening requirements. Applies this setback to interior property lines only.

b. In NB and CB zones:

- i. Maximum parking determined through the CUP. Maximum parking for tasting and retail should be limited to 1:50 square feet.
- ii. Require a 75 foot setback from RA and R zoned properties, but allow that to be reduced to 25 feet with a CUP and subject to screening requirements. Applies this setback to interior property lines only.

c. In RB zone:

- i. Maximum parking determined through the CUP. Maximum parking for tasting and retail should be limited to 1:50 square feet.
- ii. Require a 75 foot setback from RA and R zoned properties, but allow that to be reduced to 25 feet with a CUP and subject to screening requirements. Applies this setback to interior property lines only.

d. In the I zone:

- i. Limited to breweries and distilleries. Wineries and remote tasting rooms prohibited.
- ii. Limits the tasting area to a maximum of 1,500 square feet.
- iii. Maximum parking determined through the CUP. Maximum parking for tasting and retail should be limited to 1:50 square feet.
- iv. Require a 75 foot setback from RA and R zoned properties, but allow that to be reduced to 25 feet with a CUP and subject to screening requirements. Applies this setback to interior property lines only.

11. Prohibits WBD I, II and III in the Urban Reserve zone.

12. In the parking ratio table:

- a. Adds a remote tasting room with a minimum parking ratio of 1 space per 300 square feet of tasting and retail areas.
- b. For WBD facilities, applies the minimum ratio to WBD III, and adds that the 1 space per 300 square foot requirement is for retail areas in addition to tasting areas.

13. For home occupations and home industries, allows for existing businesses to have a process to be considered a legally nonconforming home occupation or home industry, within one year of the effective date of this ordinance. Allowed for businesses with a liquor license prior to January 1, 2019, where King County did not



object to the issuance of the liquor license. Requires such businesses to obtain a business license, and to comply with all other state and local regulations.

14. For WBD and remote tasting rooms, establishes a set of criteria for when a special event requires a temporary use permit from the County. Events that have one or more of the following will require a temporary use permit:
  - a. Exceeds the permitted building occupancy.
  - b. Utilizes portable toilets.
  - c. Utilizes parking that exceeds the maximum number of spaces allowed or utilizes off-site parking.
  - d. Utilizes temporary stages.
  - e. Utilizes temporary tents or canopies that require a permit.
  - f. Utilizes traffic control for public rights-of-way.
  - g. Extends beyond stated hours of operation.
15. For special events in the A and RA zones, raises the maximum number of guests from 125 to 150.
16. For special events for WBD I in the RA zone, home occupation and home industry uses, specifies that 2 events per year can occur without a temporary use permit, and sets a maximum number of guests at 50 people.
17. Prohibits special events for WBD I in the A zone.
18. Rewrites much of the remote tasting room demonstration project A for consistency with other demonstration projects. Also modifies the substantive requirements in the following ways:
  - a. Allows a third area in the demonstration project – Fall City Rural Town CB zoning.
  - b. Modifies the Vashon Rural Town area to reduce the scope just to the CB zoned areas.
  - c. Removes the requirement that access be to an arterial. In effect, all of the Sammamish Valley area is accessed from an arterial, and for Fall City and Vashon Rural Towns, the CB zoning is generally on an arterial or within a block of the arterial. These areas allow higher intensity uses already.
  - d. Removes the requirement that production is prohibited.
  - e. Allows two events per year, maximum 50 guests, without a temporary use permit.
  - f. Extends the demonstration project from 3 to 5 years. Applications may only be submitted within 3 years, and then after 5 years, the Executive is required to start the evaluation process.
  - g. Requires the annual evaluations for 4 years, to be transmitted to the Council with a motion accepting the report, and expanded to include:
    - i. Comments received from neighboring residents (in addition to code complaints).
    - ii. Comments received from neighboring cities and Community Service Areas.
    - iii. Comments received from applicants on the application and review process and the criteria for approving a remote tasting room.
    - iv. Comments received from customers of the remote tasting rooms approved.
    - v. A description of how the remote tasting rooms interact with nearby agricultural users and lands, including additional exposure for local agricultural products.



- vi. An inventory of remaining properties that could be developed under the demonstration project.
  - vii. Known recommended code changes that would further the purposes of the demonstration project.
  - h. Expands the final evaluation to start after the 5 years has completed. The substance of the evaluation includes:
    - i. The information required for the annual reports.
    - ii. Evaluation of parking ratios.
    - iii. Evaluation of the tasting hours.
    - iv. Outreach and information from project applicants on the efficacy of the demonstration project.
    - v. Evaluation of review timelines for the demonstration project.
    - vi. Recommended permanent code changes or further demonstration projects.
  - i. For the final evaluation, require a public comment period on a draft report, which includes publishing a notice in area newspapers, requesting comments from water purveyors, requesting comments from project applicants, providing a copy of the draft report at local libraries, posting a copy to Permitting's website, and filing a copy with the clerk of the Council. The public comment period is 45 days.
  - j. After the public comment period is over, a final report incorporating the public comments is required to be transmitted to the Council within 90 days, along with a motion to accept the report and a proposed ordinance that makes permanent code changes.
19. Rewrites much of the special event demonstration project B for consistency with other demonstration projects. Also modifies the substantive requirements in the following ways:
- a. Instead of incorporating special events (that would normally require a temporary use permit) into the review of the conditional use permit, the reviews of the two permits would be consolidated. The conditional use permit for the WBD III, which is already required for that facility in the RA zone, would continue on past the demonstration project. The temporary use permit would be subject to the requirement to renew it each year, and then after the demonstration project ends and the temporary use permit approved under the demonstration project expires, the businesses would be required to obtain a new temporary use permit under the code in place at the time of complete application in the future.
  - b. The fees for the consolidated conditional use permit and temporary use permit would be reduced by exempting the projects from the temporary use permit.
  - c. The joint process would require public notice, review under SEPA, and compliance with the criteria for a conditional use permit and temporary use permit.
  - d. The temporary use permit approval would be required to have conditions regarding the number of guests allowed, parking plan, and the number of events required, which is limited to a maximum of 60 days per year.
  - e. Prohibits consolidation of parcels to meet the minimum lot size for a WBD III in order to utilize the demonstration project.
  - f. Extends the demonstration project from 3 to 5 years. Applications may only



- be submitted within 3 years, and then after 5 years, the Executive is required to start the evaluation process.
- g. Requires the annual evaluations for 4 years, to be transmitted to the Council with a motion accepting the report, and expanded to include:
    - i. Comments received from neighboring residents (in addition to code complaints).
    - ii. Comments received from neighboring cities and Community Service Areas.
    - iii. Comments received from applicants on the application and review process and the criteria for approving a remote tasting room.
    - iv. Comments received from customers of the special events joint review process approved.
    - v. A description of how the businesses in the demonstration project interact with nearby agricultural users and lands, including additional exposure for local agricultural products.
    - vi. An inventory of remaining properties that could be developed under the demonstration project.
    - vii. A description of the number and size of the events and the parking plans approved through the joint conditional use permit and temporary use permit process
    - viii. Known recommended code changes that would further the purposes of the demonstration project.
  - h. Expands the final evaluation to start after the 5 years has completed. The substance of the evaluation includes:
    - i. The information required for the annual reports.
    - ii. Evaluation of water use by WBD III.
    - iii. Evaluation of parking ratios.
    - iv. Outreach and information from project applicants on the efficacy of the demonstration project.
    - v. Evaluation of special events for the adult beverage industry.
    - vi. Evaluation of review timelines for the demonstration project and comparison to projects that did not use the demonstration project.
    - vii. Evaluation of stormwater and surface water issues.
    - viii. Recommended permanent code changes or further demonstration projects.
  - i. For the final evaluation, require a public comment period on a draft report, which includes publishing a notice in area newspapers, requesting comments from water purveyors, requesting comments from project applicants, providing a copy of the draft report at local libraries, posting a copy to Permitting's website, and filing a copy with the clerk of the Council. The public comment period is 45 days.
  - j. After the public comment period is over, a final report incorporating the public comments is required to be transmitted to the Council within 90 days, along with a motion to accept the report and a proposed ordinance that makes permanent code changes.
20. An evaluation is added to the ordinance, required to be transmitted in conjunction with the final evaluation reports and recommended code changes for the two demonstration projects. This evaluation is required to include:
- a. An evaluation of the effectiveness of the citation and civil fine structure.



- b. An evaluation of the impacts that urban uses have on rural character and adjacent rural areas.
  - c. An analysis of product content requirement adopted as part of this ordinance for winery, brewery distillery facilities in the Agriculture zone.
  - d. An analysis of winery, brewery, distillery facility I as interim use in the Agriculture zone.
21. Attaches new versions of Attachments A and B to make them map amendments as required for demonstration projects.

## **AMENDMENTS**

Striking Amendment S1 is included in the packet as Attachment 2. Striking Amendment S1 would make the following substantive changes to Version 2 of the legislation:

1. WBD I Interim Use in the A zone is removed from the permitted use tables. Associated changes to business license requirements, definitions, special events/TUP, and evaluation are also removed.
2. Modifies the business license section to:
  - a. Allow existing businesses, subject to criteria, to establish their previous compliance with the zoning code in order to obtain legal nonconforming status. These businesses are required to submit documentation with their first business license. The first business license will be good for six months, with a six month extension possible if they have made progress in demonstrating past compliance.
  - b. Give Permitting the authority to deny a business license based on noncompliance with the Zoning Code.
  - c. Modify the appeal period for business licenses to be consistent with other kinds of zoning appeals.
3. WBD I in RA zone:
  - a. Use is moved from a residential accessory use to a permitted use in the Manufacturing Land Use Table.
  - b. Reference to "nonresident employee" removed.
  - c. Allows one parking stall on-site.
  - d. Prohibits on-site sales and tasting.
  - e. Provides additional clarification for special events – 2 per year, maximum 50 guests, no permit required.
4. WBD II and III
  - a. In A zone, limits conversion of agricultural land to less than 1 acre for nonagricultural accessory uses.
  - b. In A and RA zones:
    - i. Limits on-site tasting and retail sales to 15% of the aggregated floor area.
    - ii. Requires that access be from an arterial (or public roadway for WBD II in RA zone with a CUP).
    - iii. Sets maximum parking at 150% of the minimum required.
    - iv. Removes language regarding nonconforming status of existing parking spaces.
    - v. For WBD III, eliminates allowance for 8,000 square feet of underground storage.



- vi. For WBD III, removes allowance to connect to a Group B water system. Only Group a water system connection would be allowed.
- 5. All WBDs:
  - a. Removes option to reduce 75' setback from RA and R zones to 25' with screening and a CUP.
  - b. In A and RA zones
    - i. Requires one of the two stages of production to be crushing, fermenting, or distilling.
    - ii. Limits impervious surface to a maximum of 25%, or the maximum allowed by the underlying zoning, whichever is less.
- 6. Home Occupations and Home Industries:
  - a. Allows the existing business with a liquor license from the state LCB as of the effective date of this ordinance (rather than January 1, 2019) to have the opportunity to demonstrate nonconformance.
  - b. Tightens language to avoid loopholes.
  - c. Removes language allowing businesses 1-year to come into conformance with home occupation or home industry standards.
  - d. Removes language for home industries to obtain legal nonconforming status, and recognizes that vested CUP applications should be treated as nonconforming (if approved).
- 7. Modifies the Fall City business district overlay to allow remote tasting rooms on the ground floor of the CB zoned land in the Fall City Rural Town.
- 8. Remote tasting room demonstration project A:
  - a. Remove Vashon Rural Town and Fall City Rural Town CB zoning from demonstration project.
  - b. Clarify the purpose section, business license requirements, and special event allowance.
  - c. Modifies evaluation requirements to
    - i. Eliminate requirement for annual transmittal to Council. Post to website instead with email to clerk of the Council.
    - ii. Adds requirements in annual evaluation to include date of submittal, complete application, and decision date and type
    - iii. Removes requirements in annual evaluation for reporting on comments made by the community, known interactions between demonstration project applicants and nearby agricultural users and land, inventory of available properties, and recommended code changes
    - iv. For final evaluation, require that the evaluation include whether the purposes of the demonstration project have been fulfilled by the demonstration project, and recommended permanent code changes.
- 9. Eliminates special event demonstration project B.
- 10. Modifies VS-P29, allowing remote tasting rooms as a permitted use in CB zone in the Vashon Rural Town.
- 11. Modifications to efficacy evaluation:
  - a. Include evaluation of regulations on existing businesses – including information on businesses licenses, permit applications, and code enforcement complaints/violations.
  - b. Include recommended code changes to development conditions, including citation and civil infractions, parking, hours of operation for tasting rooms,



- temporary use permits for special events, and product content requirements for the A zone.
- c. Removes evaluation of the impact of urban uses within UGA have on rural character of adjacent rural areas outside the UGA
  - d. Specifies that public comment period for the efficacy evaluation occur in conjunction with the public comment period for the remote tasting room demonstration project.

There is a redline version of the striking amendment in Attachment 8. Title Amendment T1 conforms the title to changes made by Striking Amendment S1 and is included as Attachment 3.

### **INVITED**

- Jim Chan, Director, Permitting Division, DLS
- Karen Wolf, Senior Policy Advisory, PSB
- Calli Knight, External Relations Specialist, Executive's Office

### **ATTACHMENTS**

1. Proposed Ordinance 2018-0241.2 with attachments
2. Striking Amendment S1 with attachments
3. Title Amendment T1
4. Transmittal Letter
5. Fiscal Note
6. King County Action Report: Sammamish Valley Winery and Beverage Study
7. Comparison of Existing Code, Executive's Proposal, and Version 2 as passed out of Local Services, Regional Roads and Bridges Committee
8. Redline version of Striking Amendment S1
9. Summary matrix for Striking Amendment S1
10. Public Comments received September 16, 2019 through October 3, 2019





# KING COUNTY

## Signature Report

ATTACHMENT 1  
1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

### Ordinance

**Proposed No.** 2018-0241.2

**Sponsors** Lambert

1 AN ORDINANCE relating to planning and permitting;  
2 amending Ordinance 10870, Section 330, as amended, and  
3 K.C.C. 21A.08.030, Ordinance 10870, Section 334, as  
4 amended, and K.C.C. 21A.08.070, Ordinance 10870,  
5 Section 335, as amended, and K.C.C. 21A.08.080,  
6 Ordinance 10870, Section 336, as amended, and K.C.C.  
7 21A.08.090, Ordinance 10870, Section 407, as amended,  
8 and K.C.C. 21A.18.030, Ordinance 10870, Section 536, as  
9 amended, and K.C.C. 21A.30.080, Ordinance 15606,  
10 Section 20, as amended, and K.C.C. 21A.30.085,  
11 Ordinance 10870, Section 537, as amended, and K.C.C.  
12 21A.30.090, Ordinance 10870, Section 547, as amended,  
13 and K.C.C. 21A.32.100, Ordinance 10870, Section 549, as  
14 amended, and K.C.C. 21A.32.120 and Ordinance 13623,  
15 Section 37, as amended, and K.C.C. 23.32.010, adding new  
16 sections to K.C.C. chapter 21A.06, adding new sections to  
17 K.C.C. chapter 21A.55, adding a new chapter to K.C.C.  
18 Title 6, repealing Ordinance 15974, Section 5, and K.C.C.  
19 21A.06.1427 and prescribing penalties.



20 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

21 SECTION 1. Findings:

22 A. The Growth Management Act, including RCW 36.70A.130, requires that King  
23 County take action to review, and if needed, revise its Comprehensive Plan and  
24 development regulations implementing the Comprehensive Plan.

25 B. The existing regulations for wineries and breweries were last substantively  
26 amended by Ordinance 14781 in 2003. Distilleries were added as a permitted use, with  
27 the same development conditions as wineries and breweries, with Ordinance 17539 in  
28 2013. No other substantive regulatory changes for wineries, breweries and distilleries  
29 (collectively "the adult beverage industry") have occurred since 2003. Since that time  
30 King County has encountered unprecedented economic and population growth, resulting  
31 in major changes to the adult beverage industry and causing concerns about land  
32 speculation in some areas of the county, while leaving others in need of economic  
33 stimulation.

34 C. Population growth, combined with the growing popularity of small producers  
35 and local sourcing within the adult beverage industry has created a need for: clarification  
36 regarding core industry functions versus other types of more intensive on-site special  
37 events that may help a developing business thrive and consideration of the planning  
38 requirements of the Growth Management Act, including economic growth, rural  
39 character and protection for water resources and Agricultural and Industrial zoned areas.  
40 Changes in state regulations have also occurred, driving a need to bring adult beverage  
41 industry development regulations up to date with state licensing allowances. In particular,  
42 a state winery allowance for off-site tasting created confusion for business owners



43 regarding the interplay between state licensing requirements and county land use  
44 regulations.

45 D. This ordinance follows a multiyear study of the adult beverage industry,  
46 which included the 2016 King County Sammamish Valley Wine and Beverage Study.  
47 The study period was necessary to evaluate existing zoning regulations for the adult  
48 beverage industry in light of changes in industry practices, state licensing allowances and  
49 the growing popularity of adult beverage industry across King County and the state of  
50 Washington.

51 E. The changes made by this ordinance will help King County to prepare for and  
52 support the future of the adult beverage industry as it evolves in the region, to better  
53 implement and comply with the policies of the King County Comprehensive Plan  
54 ("Comprehensive Plan" or "Plan"), Countywide Planning Policies and the Growth  
55 Management Act, and to minimize the ambiguities in existing development regulations  
56 that were identified in the study period. The changes are intended to improve clarity,  
57 administrative efficiencies and enforceability while avoiding confusion for the industry  
58 users that may have been caused by lack of consistency with state regulatory systems.  
59 The ordinance adds additional protection for the Agricultural zone and provides guidance  
60 on enhancing economic activity in the Rural Area zones while also honoring and  
61 protecting rural character.

62 F. King County continues to support and foster agriculture, especially within the  
63 five designated Agricultural Production Districts. King County also supports the adult  
64 beverage industry and recognizes the synergistic relationship between the agricultural and  
65 the adult beverage industries. The ordinance aims to establish a strong foundation for



66 moving both industries into the future. There is a historical and continuing crossover  
67 between the agricultural industry and the adult beverage industry, including factors such  
68 as agricultural uses providing aesthetic value and raw materials that support the adult  
69 beverage industry; and the exposure, opportunity and market demand for agricultural  
70 products that the adult beverage industry provides for the agricultural industry. This  
71 ordinance recognizes competing and complimentary interests between the two industries,  
72 and aims to provide a balance consistent with the Growth Management Act and the  
73 Comprehensive Plan.

74 G. Consistent with Comprehensive Plan policies R-610, R-615 R-633 and R-  
75 677b, the adult beverage industry uses allowed by the ordinance support development of  
76 new markets for local agricultural products and help ensure that agricultural production  
77 districts continue to be economically viable and farmed into the future. By promoting  
78 complimentary relationships with the adult beverage industry, these regulations will help  
79 to improve access to locally grown agricultural products throughout King County.

80 H. Economic development polices in the Comprehensive Plan, including ED-  
81 102, ED-103 and ED-106 recognize that the Rural Area and Natural Resource Lands  
82 have a role in economic activity in the county. The ordinance aims to implement these  
83 Comprehensive Plan Policies and is focused on protecting the economic value of the  
84 natural environment through traditional land use controls such as minimum lot size  
85 limitations and structural and other impervious surface limitations in Rural Area and  
86 Agricultural zones. The ordinance creates space for new kinds of small, limited-scope  
87 businesses, such as tasting rooms, and small wineries, breweries and distilleries that are  
88 visually compatible with rural character and provide cultural opportunities to enhance the



89 region's quality of life and economic vitality.

90           I. Comprehensive Plan policies ED-601 through ED-606, which are part of the  
91 rural economic strategies plan, call for a "sustainable and vibrant rural economy that  
92 allows rural residents to live and work throughout the Rural Area and Natural Resource  
93 Lands." By creating clear direction regarding scope and intensity limits for adult  
94 beverage industry uses, this ordinance protects rural character while encouraging new  
95 economic and employment opportunities for rural residents. The Comprehensive Plan  
96 "recognizes the value of home-based business, recreation and tourism, and commercial  
97 and industrial clusters for their ability to provide job opportunities in the Rural Area and  
98 Natural Resource Lands, and help sustain the rural economic base." This ordinance takes  
99 advantage of the existing, organically developing adult beverage industry to implement  
100 this policy in a variety of ways. The plan directs the county to explore opportunities to  
101 support agricultural tourism and to encourage value-added programs related to the  
102 production of food specifically including specialty beverages such as beer, distilled  
103 beverages, and wine in the county. The ordinance carefully follows this directive, and  
104 was developed over several years as the county considered existing and proposed  
105 regulations, balancing the differing needs and emerging trends of the agricultural and  
106 adult beverage businesses. The ordinance adds flexibility, maintains existing size and  
107 scale limits on adult beverage industry uses in the Agricultural zone and the rural area  
108 and adds new limits to enhance open and green space values and preserve the natural  
109 aesthetic which helps both industries grow.

110           J. The Comprehensive Plan addresses the Growth Management Act's requirement  
111 to plan for industrial uses. Plan Policy ED-211 encourages the county to "support



112 programs and strategies to preserve and plan for an adequate supply of industrial and  
113 commercial land," including through "[p]reventing the encroachment of non-industrial  
114 uses on industrially-zoned land and the rezoning of industrial land to other uses." This  
115 ordinance recognizes that although King County has a finite amount of industrial land  
116 available, at their highest levels of intensity, some adult beverage businesses can grow to  
117 a level of mechanization, volume and intensity suited for the Industrial zone, but avoids  
118 funneling smaller, less mechanized, community-serving businesses into the county's  
119 limited Industrial zoned areas. Those smaller scale adult beverage industry uses are  
120 appropriately placed in more aesthetically pleasing areas, where rural community  
121 consumers and a healthy population of visitors to the county's many regional recreation  
122 and tourism opportunities can support economic success. This ordinance aims to avoid  
123 bringing low-impact, low-intensity adult beverage uses into limited Industrial zone  
124 spaces that are reserved for more intensive industrial uses.

125 K. Comprehensive Plan Policy ED-212 states "King County shall encourage and  
126 support community based and community led efforts to support and retain existing small  
127 businesses." Although rapid industry growth has resulted in some adult beverage  
128 businesses becoming incompatible with rural character, this ordinance honors the  
129 sometimes competing Comprehensive Plan policies to support and retain existing small  
130 businesses with equally important policy to protect rural character by setting clear scope  
131 and size limits to protect the Agricultural zone and Rural Area zone. In the specific case  
132 of the previously untested remote tasting room use, which was recently created within  
133 state licensing provisions, the ordinance allows some small businesses to continue within  
134 limited rural area demonstration projects but also makes space available for tasting rooms



135 in Community Business and Regional Business zones for those businesses that wish to  
136 expand their scope.

137 L. The Growth Management Act requires that rural development be contained  
138 and controlled to ensure the protection of rural character, assure the visual compatibility  
139 of rural development with the surrounding Rural Area and Natural Resource Lands,  
140 protect environmentally critical areas and habitat, and protect against conflicts with  
141 natural resource uses, such as farming, forestry and mining. Proximity to existing  
142 agricultural uses and rural area recreational destinations provide the raw materials and  
143 customer base to allow traditional small-scale adult beverage industry uses to thrive. The  
144 adult beverage industry relies on all of these elements to succeed. For example, the  
145 definition of agriculture in the Growth Management Act includes viticulture, an essential  
146 component of a winery use. Viticulture, and agricultural practices related to brewery and  
147 distillery uses and their associated processing and sales activities, are all examples of  
148 things the Comprehensive Plan requires the county to protect.

149 M. The Comprehensive Plan, describes rural character and notes that King  
150 County "...recognizes that each of its rural communities has distinct and unique  
151 characteristics." For instance, "...residents of Vashon-Maury Island, accessible only by  
152 ferry, sea or air, enjoy an island's leisurely and scenic lifestyle..." while "...[i]n the  
153 Snoqualmie Valley, farming is still the mainstay...". The Sammamish valley, which was  
154 a study area during development of this ordinance, has its own distinctively rural  
155 character, despite its close proximity to urban incorporated areas and to the city of  
156 Woodinville's popular, concentrated winery district. Some of the regulations adopted as  
157 part of this ordinance, such as the various allowances for tasting associated with winery,



158 brewery, distillery production facilities, vary across the different rural communities in  
159 unincorporated King County. Individual rural communities take different positions and  
160 have different priorities, and this is reflected in some of the regulations, while generally a  
161 county-wide lens was used for analyzing potential regulatory impacts on the wider rural  
162 area and natural resource lands.

163         N. Comprehensive Plan Policy R-201 defines the characteristics of rural  
164 character and the rural area. Four of these characteristics are particularly relevant to the  
165 changes made in this ordinance: "b. Commercial and noncommercial farming, forestry,  
166 fisheries, mining, home-occupations and home industries," "d. Community small-town  
167 atmosphere, safety, and locally owned small businesses," "h. Traditional rural land uses  
168 of a size and scale that blend with historic rural development," and "i. Rural uses that do  
169 not include primarily urban-serving facilities."

170         O. Public testimony on this ordinance was consistent with Comprehensive Plan  
171 policy goals and included discussion of adult beverage industry uses as being community  
172 gathering places, rural residents desire to take advantage of economic opportunities  
173 created by the adult beverage industry and the need for solid customer bases to allow  
174 small businesses to thrive.

175         P. The county is required to balance protecting rural character and agricultural  
176 resources over diverse communities, with creating space for rural industries to thrive  
177 within those communities. Existing and proposed regulations on the adult beverage  
178 industry are designed for a size and scale appropriate for the rural communities they are  
179 located in, and add protections for the Agriculture zone and agricultural production  
180 district as well as measures that enhance enforceability of the regulations. This ordinance



181 aims to implement Comprehensive Plan Policy R-204, which encourages  
182 "...establishment of new rural resource-based uses, with appropriate site management  
183 and that protects habitat resources..." and Comprehensive Plan Policy R-205 which states  
184 uses that "...include those relating to agriculture, forestry, mineral extraction, and  
185 fisheries, such as the raising of livestock, growing of crops, creating value-added  
186 products, and sale of agricultural products; small-scale cottage industries; and  
187 recreational and small-scale tourism uses that rely on a rural location..." are appropriate  
188 in the Rural Area zones.

189       Q. Comprehensive Plan Policy R-324 describes the type of nonresidential use  
190 appropriate for the Rural Area. These include uses that "[p]rovide convenient local  
191 products and services for nearby residents," "[r]equire location in a Rural Area,"  
192 "[s]upport natural resource-based industries" or "[p]rovide recreational and tourism  
193 opportunities that are compatible with the surrounding Rural Area," as long as the use is  
194 "sited, sized and landscaped to complement rural character" and "prevent impacts to the  
195 environment and function with rural services including on-site wastewater disposal."  
196 This ordinance implements the plan by creating clear regulations for the adult beverage  
197 industry, requiring uses to be sited, sized and landscaped to complement rural character,  
198 and by creating a business license so adult beverage industry uses can be better evaluated.  
199 Adult beverage uses provide convenient local products for rural residents, support  
200 agricultural resource-based industries, and provide new regional recreational and tourism  
201 opportunities.

202       R. Other development regulations, including stormwater management,  
203 impervious surface, critical area and landscaping requirements, remain in place and are



204 unchanged by this ordinance.

205 S. During the study period preceding adoption of this ordinance many adult  
206 beverage industry uses were found to be unaware of local health and building codes.

207 T. This ordinance establishes a business license for the adult beverage industry to  
208 provide greater certainty about where adult beverage uses are located, so that King  
209 County agencies can more easily educate business owners and verify that they are in  
210 compliance with county land use, health and safety regulations.

211 U. K.C.C. chapter 21A.55 authorizes demonstration projects, "as a mechanism to  
212 test and evaluate alternative development standards and processes prior to amending  
213 King County policies and regulations." Two demonstration projects are established by  
214 this ordinance. The first demonstration evaluates the presence of remote tasting rooms in  
215 Rural Area zoned land in the Sammamish valley, and within the Vashon Rural Town and  
216 Fall City Rural Town. The second demonstration evaluates incorporating rural industry-  
217 supporting special events through a joint conditional use permit and temporary use permit  
218 review process for winery, brewery, distillery facility III, and applies to Rural Area zoned  
219 land in the Sammamish valley. Those two demonstrations are located in areas where  
220 businesses are supported by nearby small-scale agriculture and proximity to consumers,  
221 and rely on a pastoral setting and a rural sense of community for economic viability and  
222 traditional rural-based activities. The criteria for site selection for the two demonstration  
223 projects were based on existing levels of development on the property, lot size, current  
224 zoning, availability of arterial access, proximity to Agricultural zoned areas and  
225 agricultural production districts, proximity to local and rural industry-supportive uses and  
226 to areas in need of economic stimulus and availability of arterial access. These criteria



227 implement Comprehensive Plan policy direction to protect agricultural lands and rural  
228 character, and to provide rural economic opportunities. State Route 202, state Route 203  
229 and Vashon Highway SW are designated arterials designed to carry significant traffic  
230 loads and are not expected to reflect measurable impacts over loads already generated by  
231 Rural Area residents and businesses. These selected locations are ideal places to test the  
232 demonstration projects' ability to support businesses that are primarily nonurban in  
233 nature, and to evaluate their positive and negative impacts before adopting potential  
234 countywide regulations.

235 V. Public testimony on this ordinance included discussion of congestion on local  
236 roads caused by population growth. With that concern in mind, the ordinance requires  
237 the largest winery, brewery, distillery facilities to be sited where there is direct access to  
238 an arterial, and that remote tasting rooms be tested where related vehicle trips will be  
239 directed to an existing state highway. Comprehensive Plan Policy T-310 states "state  
240 highway facilities and arterial roads are designed to accommodate higher traffic volumes,  
241 at higher speeds than local roads," and the county should "encourage such traffic to use  
242 highways or arterials whenever possible." This ordinance implements the Plan's directive  
243 by requiring larger and previously untested uses to utilize arterial roads.

244 W. Parcels chosen for the remote tasting room demonstration project A in the  
245 Sammamish valley are located directly on an arterial. Parcels chosen for the remote  
246 tasting room demonstration project A on Vashon-Maury Island and in Fall City are zoned  
247 Community Business, and are inside the boundaries of the designed Rural Town. The  
248 parcel selection complies with the policies in the Comprehensive Plan. For instance, the  
249 Comprehensive Plan states that "[t]he purposes of Rural Town designations within the



Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in Rural Areas and to allow modest growth of residential and economic uses to keep them economically viable into the future." Comprehensive Plan Policy R-507 states, in part, "Rural Towns serve as activity centers for the Rural Area and Natural Resource Lands and may be served by a range of utilities and services, and may include several or all of the following land uses, if supported by necessary utilities and other services and if scaled and designed to protect rural character: a. Retail, commercial, and industrial uses to serve the surrounding Rural Area and Natural Resource Lands population...c. Other retail, commercial, and industrial uses, such as resource industries, tourism, commercial recreation, and light industry." Tasting rooms are similar to other, more intensive uses contained within the stated categories and may be appropriately located in Rural Towns.

X. The county is committed to providing fair, accurate and consistent enforcement of the regulations adopted by this ordinance. The executive expects to engage on-call consultants to conduct outreach and provide technical assistance to businesses required to comply with the new regulations. It is anticipated that some businesses may take several months to come into compliance. For businesses progressing toward compliance with the ordinance, the county does not intend to begin enforcement proceedings for a minimum of six months after the effective date of this ordinance.

SECTION 2. Sections 3 through 11 of this ordinance should constitute a new chapter in K.C.C. Title 6.

NEW SECTION. SECTION 3. There is hereby added to the chapter established



273 in section 2 of this ordinance a new section to read as follows:

274 It is the purpose of this chapter to establish business licensing standards for adult  
275 beverage businesses located in unincorporated King County, in order to promote and  
276 protect the health, safety and general welfare of unincorporated King County's residents.

277 NEW SECTION. SECTION 4. There is hereby added to the chapter established  
278 in section 2 of this ordinance a new section to read as follows:

279 For the purpose of this chapter, unless the context clearly requires otherwise,  
280 "adult beverage business" means a winery, brewery, distillery or cidery, and remote  
281 tasting rooms for any of those businesses. A nonconforming home occupation and a  
282 nonconforming home industry is an "adult beverage business" for the purposes of this  
283 section.

284 NEW SECTION. SECTION 5. There is hereby added to the chapter established  
285 in section 2 of this ordinance a new section to read as follows:

286 A person or entity shall not operate or maintain an adult beverage business in  
287 unincorporated King County unless the business has obtained a business license issued by  
288 the director as provided by this chapter. A current adult beverage business license issued  
289 under this chapter shall be prominently displayed on the licensed premises. The adult  
290 beverage business licensee shall comply with all applicable laws.

291 NEW SECTION. SECTION 6. There is hereby added to the chapter established  
292 in section 2 of this ordinance a new section to read as follows:

293 An application for an adult beverage business license or license renewal must be  
294 submitted in the name of the person, the persons or the entity proposing to operate the  
295 business. The application shall be signed by each person, or a responsible principal or



officer of the entity proposing to operate the business, certified as true under penalty of perjury. All applications shall be submitted on a form supplied by the director, and shall include the following:

A. The full name and current residential, email and mailing address of each person, including all partners if the applicant is a partnership, and all officers or principals if the applicant is a corporation or limited liability company, and the Universal Business Identifier number, the identity of the registered agent and the address of the principal office, if the applicant is a corporation or limited liability company;

B. The name, street address and telephone number of the adult beverage business;

C. A copy of the Washington state Liquor and Cannabis Board non-retail liquor license or non-retail liquor license with retail endorsement associated with the business address; and

D. For businesses in the A zone, a signed statement that at least sixty percent of the products to be used by the business are grown on-site, as prescribed under K.C.C. 21A.08.030 and 21A.08.080, or for winery, brewery, distillery I businesses in the A zone, that at least sixty percent of the products to be used by the business are grown in Puget Sound counties, as defined in K.C.C. chapter 21A.06.

NEW SECTION. SECTION 7. There is hereby added to the chapter established in section 2 of this ordinance a new section to read as follows:

An applicant for an adult beverage business license or renewal under this chapter shall pay an application fee at the time of application submittal. The nonrefundable application fee for an adult beverage business license or renewal is one hundred dollars.



319           NEW SECTION. SECTION 8. There is hereby added to the chapter established  
320 in section 2 of this ordinance a new section to read as follows:

321           The director shall deny, suspend or revoke a license issued under this chapter if  
322 the Washington state Liquor and Cannabis Board does not issue a license to the business,  
323 or if the department of local services, permitting division receives notice that the state  
324 license issued to the business is suspended or revoked, or was not reissued. A business  
325 owner whose application for a business license has been denied or whose license has  
326 been suspended or revoked may appeal the decision to the office of the hearing examiner  
327 in accordance with K.C.C. 6.01.150.

328           NEW SECTION. SECTION 9. There is hereby added to the chapter established  
329 in section 2 of this ordinance a new section to read as follows:

330           An adult beverage business license expires one year from the date the business  
331 license is issued by the department of local services, permitting division. To avoid a lapse  
332 in the effectiveness of a license, an application to renew a license must be submitted to  
333 the director, on a form provided by the director, at least thirty days before the expiration  
334 of the business license. An adult beverage business license renewal expires one year  
335 from the previous license's expiration date.

336           NEW SECTION. SECTION 10. There is hereby added to the chapter established  
337 in section 2 of this ordinance a new section to read as follows:

338           A business license for a winery, brewery, distillery facility I interim use shall not  
339 be issued or renewed for more than five years on any one site.

340           NEW SECTION. SECTION 11. There is hereby added to the chapter established  
341 in section 2 of this ordinance a new section to read as follows:



342           Within thirty days of the director's receipt of a complete adult beverage business  
343   license application, the director shall issue or deny the license. Within thirty days of the  
344   director's receipt of a complete renewal application, the director shall issue or deny the  
345   renewal.

346           SECTION 12. Ordinance 15974, Section 5, and K.C.C. 21A.06.1427 are each  
347   hereby repealed.

348           NEW SECTION. SECTION 13. There is hereby added to K.C.C. chapter  
349   21A.06 a new section to read as follows:

350           Remote tasting room: A small facility licensed by the Washington state Liquor  
351   and Cannabis Board and limited to the following non-retail liquor licenses: a Craft  
352   Distillery; a Tasting Room - Additional Location for a winery licensed as a Domestic  
353   Winery; or a Microbrewery, including, but not limited to, a Microbrewery operating in  
354   accordance with an off-site tavern license subject to the retail sale limitations for a  
355   Microbrewery in WAC 314-20-015(1). "Remote tasting room" does not include any  
356   additional privileges allowed for such licenses or approvals or any use that would require  
357   a license under chapter 314-02 WAC, except as specifically set forth in this chapter.

358           NEW SECTION. SECTION 14. There is hereby added to K.C.C. chapter  
359   21A.06 a new section to read as follows:

360           Winery, brewery, distillery facility I: A very small-scale production facility  
361   licensed by the state of Washington to produce adult beverages such as wine, cider, beer  
362   and distilled spirits, and that includes an adult beverage production use such as crushing,  
363   fermentation, barrel or tank aging, and finishing. A winery, brewery, distillery facility I  
364   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 or retail sale of merchandise as authorized by state law is limited. "Winery, brewery, distillery facility I" does not include any retail liquor licenses that would be authorized by chapter 314-02 WAC.

NEW SECTION. SECTION 15. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

Winery, brewery, distillery facility I interim use permit: A term-limited permit for a winery, brewery, distillery facility I in the Agriculture zone. A winery, brewery, distillery facility I interim use permit is a one-time approval, effective for one year, with four annual renewals possible for up to five years. After the interim use permit or any renewals have expired, a winery, brewery, distillery facility I interim use is required to either comply with zoning conditions for a winery, brewery, distillery facility II or III use, and meet the requirements of one of those uses, or cease operations and vacate the site. Applications for a winery, brewery, distillery facility I interim use permit may only be accepted by the permitting division within five years of the effective date of this ordinance. The time limitations on a winery, brewery, distillery facility I interim use permit do not apply to agricultural uses such as vineyards and orchards.

NEW SECTION. SECTION 16. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

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. "Winery, brewery, distillery facility II" does not include any retail liquor licenses that would be authorized by chapter 314-02 WAC.

NEW SECTION. SECTION 17. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

Winery, brewery, distillery facility III: A 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 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 and sales as authorized by state law and sales of merchandise related to products available as authorized by state law. "Winery, brewery, distillery facility III" does not include any retail liquor licenses that would be authorized by chapter 314-02 WAC.

SECTION 18. Ordinance 10870, Section 330, as amended, and K.C.C. 21A.08.030 are each hereby amended to read as follows:

A. Residential land uses.

<b>P-Permitted Use C- Conditional Use S-Special Use</b>	<b>RESOURC E</b>	<b>R U R A</b>	<b>RESIDENTIA L</b>	<b>COMMERCIAL/INDUST RIAL</b>
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					L								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-2-48	NB	CB	RB	O	I
	<b>DWELLING UNITS, TYPES:</b>												
*	Single Detached	P C1 2	P2		P C1 2	P C1 2	P C12 2	P C1 2	P15				
*	Townhouse				C4	C4	P11 C12	P	P3	P3	P3	P3	
*	Apartment				C4	C4	P5 C5	P	P3	P3	P3	P3	
*	Mobile Home Park				S1 3		C8	P					
*	Cottage Housing						P15						
	<b>GROUP RESIDENCES:</b>												
*	Community Residential Facility-I				C	C	P14 .a C	P	P3	P3	P3	P3	
*	Community Residential Facility-II						P14 .b	P	P3	P3	P3	P3	



*	Dormitory				C6	C6	C6	P					
*	Senior Citizen Assisted Housing					P4	P4	P	P3	P3	P3	P3	
	<b>ACCESSORY USES:</b>												
*	Residential Accessory Uses	P7 <u>P1</u> 2	P7		P7 <u>P1</u> 7 <u>C1</u> 7	P7	P7	P7	P7	P7	P7	P7	
*	Home Occupation	P1 8	P1 8		P1 8	P1 8	P18	P18	P18	P18	P18	P18	
*	Home Industry	C			C	C	C						
	<b>TEMPORARY LODGING:</b>												
7011	Hotel/Motel (1)									P	P	P	
*	Bed and Breakfast Guesthouse	P9			P9	P9	P9	P9	P9	P10	P10		
7041	Organization Hotel/Lodging Houses										P		

407

## B. Development conditions.

408

1. Except bed and breakfast guesthouses.

409

2. In the forest production district, the following conditions apply:



410           a. Site disturbance associated with development of any new residence shall be  
411   limited to three acres. Site disturbance shall mean all land alterations including, but not  
412   limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage  
413   disposal systems and driveways. Additional site disturbance for agriculture, including  
414   raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be  
415   approved only if a farm management plan is prepared in accordance with K.C.C. chapter  
416   21A.30. Animal densities shall be based on the area devoted to animal care and not the  
417   total area of the lot;

418           b. A forest management plan shall be required for any new residence in the  
419   forest production district, that shall be reviewed and approved by the King County  
420   department of natural resources and parks before building permit issuance; and

421           c. The forest management plan shall incorporate a fire protection element that  
422   includes fire safety best management practices developed by the department.

423           3. Only as part of a mixed use development subject to the conditions of K.C.C.  
424   chapter 21A.14, except that in the NB zone on properties with a land use designation of  
425   commercial outside of center (CO) in the urban areas, stand-alone townhouse  
426   developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and  
427   21A.14.180.

428           4. Only in a building listed on the National Register as an historic site or  
429   designated as a King County landmark subject to K.C.C. chapter 21A.32.

430           5.a. In the R-1 zone, apartment units are permitted, if:

431               (1) At least fifty percent of the site is constrained by unbuildable critical  
432   areas. For purposes of this subsection, unbuildable critical areas includes wetlands,



433 aquatic areas and slopes forty percent or steeper and associated buffers; and

434 (2) The density does not exceed a density of eighteen units per acre of net  
435 buildable area.

436 b. In the R-4 through R-8 zones, apartment units are permitted if the density  
437 does not exceed a density of eighteen units per acre of net buildable area.

438 c. If the proposal will exceed base density for the zone in which it is proposed,  
439 a conditional use permit is required.

440 6. Only as accessory to a school, college, university or church.

441 7.a. Accessory dwelling units:

442 (1) Only one accessory dwelling per primary single detached dwelling unit;

443 (2) Only in the same building as the primary dwelling unit on:

444 (a) an urban lot that is less than five thousand square feet in area;

445 (b) except as otherwise provided in subsection B.7.a.(5) of this section, a  
446 rural lot that is less than the minimum lot size; or

447 c. a lot containing more than one primary dwelling;

448 (3) The primary dwelling unit or the accessory dwelling unit shall be owner  
449 occupied;

450 (4)(a) Except as otherwise provided in subsection B.7.a.(5) of this section,  
451 one of the dwelling units shall not exceed one thousand square feet of heated floor area  
452 except when one of the dwelling units is wholly contained within a basement or attic; and

453 (b) When the primary and accessory dwelling units are located in the same  
454 building, or in multiple buildings connected by a breezeway or other structure, only one  
455 entrance may be located on each street;



456 (5) On a site zoned RA:

457 (a) If one transferable development right is purchased from the Rural Area  
458 or Natural Resource Lands under K.C.C. chapter 21A.37, the smaller of the dwelling  
459 units is permitted a maximum floor area up to one thousand five hundred square feet; and

460 (b) If one transferable development right is purchased from the Rural Area  
461 or Natural Resource Lands under K.C.C. chapter 21A.37, a detached accessory dwelling  
462 unit is allowed on an RA-5 zoned lot that is at least two and one-half acres and less than  
463 three and three-quarters acres;

464 (6) One additional off-street parking space shall be provided;

465 (7) The accessory dwelling unit shall be converted to another permitted use or  
466 shall be removed if one of the dwelling units ceases to be owner occupied; and

467 (8) An applicant seeking to build an accessory dwelling unit shall file a notice  
468 approved by the department of executive services, records and licensing services  
469 division, that identifies the dwelling unit as accessory. The notice shall run with the land.  
470 The applicant shall submit proof that the notice was filed before the department shall  
471 approve any permit for the construction of the accessory dwelling unit. The required  
472 contents and form of the notice shall be set forth in administrative rules. If an accessory  
473 dwelling unit in a detached building in the rural zone is subsequently converted to a  
474 primary unit on a separate lot, neither the original lot nor the new lot may have an  
475 additional detached accessory dwelling unit constructed unless the lot is at least twice the  
476 minimum lot area required in the zone; and

477 (9) Accessory dwelling units and accessory living quarters are not allowed in  
478 the F zone.



b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody or landing field, but only if there are:

(1) no aircraft sales, service, repair, charter or rental; and

(2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft.

c. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.

8. Mobile home parks shall not be permitted in the R-1 zones.

9. Only as accessory to the permanent residence of the operator, and:

a. Serving meals shall be limited to paying guests; and

b. The number of persons accommodated per night shall not exceed five, except that a structure that satisfies the standards of the International Building Code as adopted by King County for R-1 occupancies may accommodate up to ten persons per night.

10. Only if part of a mixed use development, and subject to the conditions of subsection B.9. of this section.

11. Townhouses are permitted, but shall be subject to a conditional use permit if exceeding base density.

12. Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in subsection B.7.



502 of this section.

503 13. No new mobile home parks are allowed in a rural zone.

504 14.a. Limited to domestic violence shelter facilities.

505 b. Limited to domestic violence shelter facilities with no more than eighteen  
506 residents or staff.

507 15. Only in the R4-R8 zones limited to:

508 a. developments no larger than one acre;

509 b. not adjacent to another cottage housing development such that the total  
510 combined land area of the cottage housing developments exceeds one acre;

511 c. All units must be cottage housing units with no less than three units and no  
512 more than sixteen units, provided that if the site contains an existing home that is not  
513 being demolished, the existing house is not required to comply with the height limitation  
514 in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C.

515 21A.14.025.B; and

516 d. Before filing an application with the department, the applicant shall hold a  
517 community meeting in accordance with K.C.C. 20.20.035.

518 16. The development for a detached single-family residence shall be consistent  
519 with the following:

520 a. The lot must have legally existed before March 1, 2005;

521 b. The lot has a Comprehensive Plan land use designation of Rural  
522 Neighborhood Commercial Center or Rural Area; and

523 c. The standards of this title for the RA-5 zone shall apply.

524 17. ~~((Repealed))~~ a. The aggregated floor area of structures and areas for



525 winery, brewery, distillery facility uses shall not exceed one thousand five hundred  
526 square feet;

527 b. Structures and parking areas for winery, brewery, distillery facility uses  
528 shall be set back a minimum distance of seventy-five feet from interior property lines  
529 adjoining rural area and residential zones, unless located in a building designated as  
530 historic resource under K.C.C. chapter 20.62. As part of the review of a conditional use  
531 permit, the setback may be reduced to twenty-five feet if there is sufficient screening  
532 between the proposed use and adjacent rural area and residential zones;

533 c. No more than one nonresident employee shall be permitted to work on-site;

534 d. Parking shall be provided as follows:

535 (1) in addition to the required parking for the dwelling, one on-site parking  
536 stall shall be provided if a nonresident is employed to work on-site;

537 (2) a minimum of one on-site parking stall shall be provided for customers,  
538 and additional parking shall be calculated at the rate of one stall per one thousand square  
539 feet of floor or outdoor area dedicated to the winery, brewery, distillery facility uses; and

540 (3) parking shall be limited to one hundred fifty percent of minimum required  
541 for wineries, breweries or distilleries specified in K.C.C. 21A.18.030, except for winery,  
542 brewery, distillery facility I business locations licensed to produce by the Washington  
543 state Liquor and Cannabis Board before January 1, 2019, without objection from King  
544 County during the license application processes, and that signed a settlement agreement  
545 with King County before January 1, 2019, parking spaces exceeding the limits of this  
546 section shall be considered nonconforming and may continue, subject to the provisions of  
547 K.C.C. 21A.32.020 through 21A.32.075. Such parking spaces remain subject to all other



548 applicable state and local regulations;

549 e. The business operator shall obtain an adult beverage business license in  
550 accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this  
551 ordinance);

552 f. At least two stages of production of wine, beer, cider or distilled spirits, such  
553 as crushing, fermenting, barrel or tank aging, or finishing, as authorized by the  
554 Washington state Liquor and Cannabis Board production license, shall occur on-site;

555 g. Tasting of products shall be limited as follows:

556 (1) within the area bounded by the urban growth area boundaries of  
557 Woodinville and Kirkland on the west, NE 124th Street on the South, Avondale Road NE  
558 on the east and Woodinville-Duvall Road NE on the north, product tasting shall not be  
559 allowed; and

560 (2) in all other areas of the county, for products produced on-site, tasting of  
561 products may be provided in accordance with state law. The area devoted to tasting shall  
562 be included in the aggregated floor area limitation in subsection B.17.a. of this section.  
563 Tastings shall be limited to appointment only; and appointments may only occur  
564 Mondays, Tuesdays, Wednesdays and Thursdays, between 11:00 a.m. through 7:00 p.m.  
565 and Fridays, Saturdays and Sundays, between 11:00 a.m. through 9:00 p.m. All tastings  
566 shall be indoors;

567 h. Incidental retail sales of products produced on-site and merchandise related  
568 to the products produced on-site is allowed; and

569 i. Events may be allowed in accordance with K.C.C. chapter 21A.32.

570 18. Allowed if consistent with K.C.C. chapter 21A.30.



571           19.a.(1) The permitting division shall accept applications for a winery, brewery,  
572 distillery facility I interim use permit only within five years of the effective date of this  
573 ordinance;

574           (2) A winery, brewery, distillery facility I interim use permit shall be  
575 reviewed as a Type II land use decision in accordance with K.C.C. 20.20.020. All  
576 application, notice, review and appeal processes in K.C.C. chapter 20.20 shall apply to  
577 the review of the winery, brewery, distillery facility I interim use permit. If not exempt  
578 under K.C.C. 20.44.040, State Environmental Policy Act review shall be required;

579           (3) The applicant shall be required to pay a review fee equivalent to the fee  
580 applicable to a temporary use permit upon application;

581           (4) The permitting division shall apply the review criteria for temporary use  
582 permits in K.C.C. 21A.44.020 to winery, brewery, distillery facility I interim use permit  
583 applications;

584           (5) If approved, a winery, brewery, distillery facility I interim use permit shall  
585 be effective for one year from the date of issuance and may be renewed up to four times  
586 annually, subject to the provisions for a temporary use permit provided in K.C.C.  
587 21A.32.120.D.;

588           (6) No more than one winery, brewery, distillery facility I interim use permit  
589 may be issued for any one site, and after the interim use approval has expired, no  
590 additional winery, brewery, distillery facility I interim use may be permitted on that site;  
591 and

592           (7) A winery, brewery, distillery facility I interim use permit shall, no later  
593 than the expiration of the original approval or any extension granted by the permitting



594 division, whichever is later, either:

595 (a) convert to a winery, brewery, distillery facility II or III and comply with  
596 the requirements in K.C.C. 21A.08.080; or

597 (b) cease operations and vacate a site;

598 b. Only allowed on sites where the primary use is SIC Industry Group No. 01-  
599 Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals;

600 c. The aggregated floor area of structures and areas for winery, brewery,  
601 distillery facility uses shall not exceed one thousand five hundred square feet. Decks that  
602 are not occupied and not open to the public are excluded from the calculation for  
603 maximum aggregated floor area;

604 d. Structures and parking areas for winery, brewery, distillery facility uses  
605 shall be set back a minimum distance of seventy-five feet from interior property lines  
606 adjoining rural area and residential zones, unless located in a building designated as  
607 historic resource under K.C.C. chapter 20.62;

608 e. No more than one nonresident employee shall be permitted to work on-site;

609 f. On a site with direct access to an arterial;

610 g. Parking shall be provided as follows:

611 (1) in addition to the required parking for the dwelling, one on-site parking  
612 stall shall be provided if a nonresident is employed to work on-site;

613 (2) a minimum of one on-site parking stall shall be provided for customers,  
614 and additional parking shall be calculated at the rate of one stall per one thousand square  
615 feet of floor or outdoor area dedicated to the winery, brewery, distillery facility uses; and

616 (3) parking shall be limited to one hundred fifty percent of minimum required



617 for wineries, breweries or distilleries specified in K.C.C. 21A.18.030, except for winery,  
618 brewery, distillery facility I business locations licensed to produce by the Washington  
619 state Liquor and Cannabis Board before January 1, 2019, without objection from King  
620 County during the license application processes, and that signed a settlement agreement  
621 with King County before January 1, 2019, parking spaces exceeding the limits of this  
622 section shall be considered nonconforming and may continue, subject to the provisions of  
623 K.C.C. 21A.32.020 through 21A.32.075. Such parking spaces remain subject to all other  
624 applicable state and local regulations;

625 h. The business operator shall obtain an adult beverage business license in  
626 accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this  
627 ordinance);

628 i. At least two stages of production of wine, beer, cider or distilled spirits, such  
629 as crushing, fermenting, barrel or tank aging, or finishing, as authorized by the  
630 Washington state Liquor and Cannabis Board production license, shall occur on-site;

631 j. Structures and areas for non-agricultural winery, brewery, distillery facility  
632 uses shall be located on portions of agricultural lands that are unsuitable for agricultural  
633 purposes, such as areas within the already developed portion of such agricultural lands  
634 that are not available for direct agricultural production, or areas without prime  
635 agricultural soils;

636 k. Product tasting shall not be allowed;

637 l. Incidental retail sales of products produced on-site and merchandise related  
638 to the products produced on-site is allowed;

639 m. Special events shall not be allowed; and



640 n. Sixty percent or more of the products processed must be grown in the Puget  
641 Sound counties. At the time of the initial application under K.C.C. chapter 6.xx (the new  
642 chapter created in section 2 of this ordinance), the applicant shall submit a projection of  
643 the source of products to be produced.

644 SECTION 19. Ordinance 10870, Section 334, as amended, and K.C.C.  
645 21A.08.070 are each hereby amended to read as follows:

646 A. Retail land uses.

<b>P-Permitted Use C- Conditional Use S-Special Use</b>		<b>RESOURCE</b>			<b>RUR AL</b>	<b>RESIDENTIA L</b>			<b>COMMERCIAL/INDUS TRIAL</b>				
<b>SI C#</b>	<b>SPECIF IC LAND USE</b>	<b>A</b>	<b>F</b>	<b>M</b>	<b>RA</b>	<b>UR</b>	<b>R1 -8</b>	<b>R1 2- 48</b>	<b>NB</b>	<b>C B</b>	<b>R B</b>	<b>O</b>	<b>I (3 0)</b>
*	Building Material s and Hardwar e Stores		P2 3						P2	P	P		
*	Retail Nursery, Garden	P1 C1			P1 C1				P	P	P		



	Center and Farm Supply Stores											
*	Forest Products Sales	P3 and 4	P4		P3 and 4					P		
*	Departm ent and Variety Stores					C1 4a	P1 4	P5	P	P		
54	Food Stores					C1 5a	P1 5	P	P	P	C	P6
*	Agricult ural Product Sales (28)						P2 5	P25	P2 5	P2 5	P2 5	P2 5
*	Farmers Market	P24	P2 4		P24	P24	P2 4	P2 4	P24	P2 4	P2 4	P2 4
*	Motor Vehicle and Boat									P8		P



	Dealers											
55 3	Auto Supply Stores								P9	P9		P
55 4	Gasoline Service Stations							P	P	P		P
56	Apparel and Accesso ry Stores								P	P		
*	Furnitur e and Home Furnishi ngs Stores								P	P		
58	Eating and Drinking Places			P21 C19		P2 0 C1 6	P2 0 P1 6	P10	P	P	P	P
* —	<u>Remote Tasting Room</u>								<u>P7</u>	<u>P7</u>		



	(13)												
*	Drug Stores						C1 5	P1 5	P	P	P	C	
*	Marijuana retailer									P2 6 C2 7	P2 6 C2 7		
59 2	Liquor Stores	((P1 3))			((P13 )	((P1 3))			((P1 3))	P	P		
59 3	Used Goods: Antiques / Secondh and Shops									P	P		
*	Sporting Goods and Related Stores			P2 2	P22	P22	P2 2	P2 2	P22	P	P	P2 2	P2 2
*	Book, Stationer y, Video						C1 5a	P1 5	P	P	P		



	and Art Supply Stores											
*	Jewelry Stores								P	P		
*	Monume nts, Tombsto nes, and Gravesto nes									P		
*	Hobby, Toy, Game Shops							P	P	P		
*	Photogra phic and Electron ic Shops							P	P	P		
*	Fabric Shops								P	P		
59 8	Fuel Dealers								C1 1	P		P
*	Florist						C1	P1	P	P	P	



	Shops						5a	5					
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										P1 2		P
*	Livestoc k Sales (28)												P

647 B. Development conditions.

648 1.a. As a permitted use, covered sales areas shall not exceed a total area of two  
649 thousand square feet, unless located in a building designated as historic resource under  
650 K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three  
651 thousand five hundred square feet may be allowed. Greenhouses used for the display of  
652 merchandise other than plants shall be considered part of the covered sales area.  
653 Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not  
654 considered part of the covered sales area;

655 b. The site area shall be at least four and one-half acres;

656 c. Sales may include locally made arts and crafts; and



- 657           d. Outside lighting is permitted if no off-site glare is allowed.
- 658           2. Only hardware stores.
- 659           3.a. Limited to products grown on site.
- 660           b. Covered sales areas shall not exceed a total area of five hundred square feet.
- 661           4. No permanent structures or signs.
- 662           5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a
- 663 maximum of two thousand square feet of gross floor area.
- 664           6. Limited to a maximum of five thousand square feet of gross floor area.
- 665           7. ~~((Repealed))~~ Off-street parking is limited to a maximum of one space per
- 666 fifty square feet of tasting and retail areas.
- 667           8. Excluding retail sale of trucks exceeding one-ton capacity.
- 668           9. Only the sale of new or reconditioned automobile supplies is permitted.
- 669           10. Excluding SIC Industry No. 5813-Drinking Places.
- 670           11. No outside storage of fuel trucks and equipment.
- 671           12. Excluding vehicle and livestock auctions.
- 672           13. ~~((Only as accessory to a winery or SIC Industry No. 2082 Malt Beverages,~~
- 673 ~~and limited to sales of products produced on site and incidental items where the majority~~
- 674 ~~of sales are generated from products produced on site))~~ Permitted as part of the
- 675 demonstration project authorized by section 29 of this ordinance.
- 676           14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to
- 677 a maximum of five thousand square feet of gross floor area, and subject to K.C.C.
- 678 21A.12.230; and
- 679           b. Before filing an application with the department, the applicant shall hold a



680 community meeting in accordance with K.C.C. 20.20.035.

681 15.a. Not permitted in R-1 and limited to a maximum of five thousand square  
682 feet of gross floor area and subject to K.C.C. 21A.12.230; and

683 b. Before filing an application with the department, the applicant shall hold a  
684 community meeting in accordance with K.C.C. 20.20.035.

685 16.a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking  
686 Places, and limited to a maximum of five thousand square feet of gross floor area and  
687 subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

688 b. Before filing an application with the department, the applicant shall hold a  
689 community meeting in accordance with K.C.C. 20.20.035.

690 17. Repealed.

691 18. Repealed.

692 19. Only as:

693 a. an accessory use to a permitted manufacturing or retail land use, limited to  
694 espresso stands to include sales of beverages and incidental food items, and not to include  
695 drive-through sales; or

696 b. an accessory use to a recreation or multiuse park, limited to a total floor area  
697 of three thousand five hundred square feet.

698 20. Only as:

699 a. an accessory use to a recreation or multiuse park; or

700 b. an accessory use to a park and limited to a total floor area of one thousand  
701 five hundred square feet.

702 21. Accessory to a park, limited to a total floor area of seven hundred fifty



703 square feet.

704 22. Only as an accessory use to:

705 a. a large active recreation and multiuse park in the urban growth area; or

706 b. a park, or a recreation or multiuse park in the RA zones, and limited to a

707 total floor area of seven hundred and fifty square feet.

708 23. Only as accessory to SIC Industry Group No. 242-Sawmills and SIC

709 Industry No. 2431-Millwork and;

710 a. limited to lumber milled on site; and

711 b. the covered sales area is limited to two thousand square feet. The covered

712 sales area does not include covered areas used to display only milled lumber.

713 24. Requires at least five farmers selling their own products at each market and

714 the annual value of sales by farmers should exceed the annual sales value of nonfarmer

715 vendors.

716 25. Limited to sites located within the urban growth area and:

717 a. The sales area shall be limited to three hundred square feet and must be

718 removed each evening;

719 b. There must be legal parking that is easily available for customers; and

720 c. The site must be in an area that is easily accessible to the public, will

721 accommodate multiple shoppers at one time and does not infringe on neighboring

722 properties.

723 26.a. Per lot, limited to a maximum aggregated total of two thousand square feet

724 of gross floor area devoted to, and in support of, the retail sale of marijuana.

725 b. Notwithstanding subsection B.26.a. of this section, the maximum



726 aggregated total gross floor area devoted to, and in support of, the retail sale of marijuana  
727 may be increased to up to three thousand square feet if the retail outlet devotes at least  
728 five hundred square feet to the sale, and the support of the sale, of medical marijuana, and  
729 the operator maintains a current medical marijuana endorsement issued by the  
730 Washington state Liquor and Cannabis Board.

731 c. Any lot line of a lot having any area devoted to retail marijuana activity  
732 must be one thousand feet or more from any lot line of any other lot having any area  
733 devoted to retail marijuana activity; and a lot line of a lot having any area devoted to new  
734 retail marijuana activity may not be within one thousand feet of any lot line of any lot  
735 having any area devoted to existing retail marijuana activity.

736 d. Whether a new retail marijuana activity complies with this locational  
737 requirement shall be determined based on the date a conditional use permit application  
738 submitted to the department of local services, permitting division, became or was deemed  
739 complete, and:

740 (1) if a complete conditional use permit application for the proposed retail  
741 marijuana use was not submitted, or if more than one conditional use permit application  
742 became or was deemed complete on the same date, then the director shall determine  
743 compliance based on the date the Washington state Liquor and Cannabis Board issues a  
744 Notice of Marijuana Application to King County;

745 (2) if the Washington state Liquor and Cannabis Board issues more than one  
746 Notice of Marijuana Application on the same date, then the director shall determine  
747 compliance based on the date either any complete building permit or change of use  
748 permit application, or both, were submitted to the department declaring retail marijuana



749 activity as an intended use;

750 (3) if more than one building permit or change of use permit application was  
751 submitted on the same date, or if no building permit or change of use permit application  
752 was submitted, then the director shall determine compliance based on the date a complete  
753 business license application was submitted; and

754 (4) if a business license application was not submitted or more than one  
755 business license application was submitted, then the director shall determine compliance  
756 based on the totality of the circumstances, including, but not limited to, the date that a  
757 retail marijuana license application was submitted to the Washington state Liquor and  
758 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease  
759 or purchased the lot at issue for the purpose of retail marijuana use and any other facts  
760 illustrating the timing of substantial investment in establishing a licensed retail marijuana  
761 use at the proposed location.

762 e. Retail marijuana businesses licensed by the Washington state Liquor and  
763 Cannabis Board and operating within one thousand feet of each other as of August 14,  
764 2016, and retail marijuana businesses that do not require a permit issued by King County,  
765 that received a Washington state Liquor and Cannabis Board license to operate in a  
766 location within one thousand feet of another licensed retail marijuana business prior to  
767 August 14, 2016, and that King County did not object to within the Washington state  
768 Liquor and Cannabis Board marijuana license application process, shall be considered  
769 nonconforming and may remain in their current location, subject to the provisions of  
770 K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except:

771 (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months;



772 and

773 (2) the gross floor area of a nonconforming retail outlet may be increased up  
774 to the limitations in subsection B.26.a. and B.26.b. of this section.

775 27. Per lot, limited to a maximum aggregated total of five thousand square feet  
776 gross floor area devoted to, and in support of, the retail sale of marijuana, and;

777 a. Any lot line of a lot having any area devoted to retail marijuana activity  
778 must be one thousand feet or more from any lot line of any other lot having any area  
779 devoted to retail marijuana activity; and any lot line of a lot having any area devoted to  
780 new retail marijuana activity may not be within one thousand feet of any lot line of any  
781 lot having any area devoted to existing retail marijuana activity; and

782 b. Whether a new retail marijuana activity complies with this locational  
783 requirement shall be determined based on the date a conditional use permit application  
784 submitted to the department of local services, permitting division, became or was deemed  
785 complete, and:

786 (1) if a complete conditional use permit application for the proposed retail  
787 marijuana use was not submitted, or if more than one conditional use permit application  
788 became or was deemed complete on the same date, then the director shall determine  
789 compliance based on the date the Washington state Liquor and Cannabis Board issues a  
790 Notice of Marijuana Application to King County;

791 (2) if the Washington state Liquor and Cannabis Board issues more than one  
792 Notice of Marijuana Application on the same date, then the director shall determine  
793 compliance based on the date either any complete building permit or change of use  
794 permit application, or both, were submitted to the department declaring retail marijuana



795 activity as an intended use;

796 (3) if more than one building permit or change of use permit application was  
797 submitted on the same date, or if no building permit or change of use permit application  
798 was submitted, then the director shall determine compliance based on the date a complete  
799 business license application was submitted; and

800 (4) if a business license application was not submitted or more than one  
801 business license application was submitted, then the director shall determine compliance  
802 based on the totality of the circumstances, including, but not limited to, the date that a  
803 retail marijuana license application was submitted to the Washington state Liquor and  
804 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease  
805 or purchased the lot at issue for the purpose of retail marijuana use, and any other facts  
806 illustrating the timing of substantial investment in establishing a licensed retail marijuana  
807 use at the proposed location; and

808 c. Retail marijuana businesses licensed by the Washington state Liquor and  
809 Cannabis Board and operating within one thousand feet of each other as of August 14,  
810 2016, and retail marijuana businesses that do not require a permit issued by King County,  
811 that received a Washington state Liquor and Cannabis Board license to operate in a  
812 location within one thousand feet of another licensed retail marijuana business prior to  
813 August 14, 2016, and that King County did not object to within the Washington state  
814 Liquor and Cannabis Board marijuana license application process, shall be considered  
815 nonconforming and may remain in their current location, subject to the provisions of  
816 K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except:

817 (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months;



818 and

819 (2) the gross floor area of a nonconforming retail outlet may be increased up

820 to the limitations in subsection B.27. of this section, subject to K.C.C. 21A.42.190.

821 28. If the agricultural product sales or livestock sales is associated with

822 agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.

823 SECTION 20. Ordinance 10870, Section 335, as amended, and K.C.C.

824 21A.08.080 are each hereby amended to read as follows:

825 A. Manufacturing land uses.

P-Permitted Use C- Conditional Use S- Special Use		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R 1- 8	R12 -48	NB	CB	RB	O	I (11)
20	Food and Kindred Products (28)								P2	P2	P2 C		P2 C
*((/2082 /2085))	Winery/ Brewery/ Distillery Facility II	P3  ((C12)) C3			P3 C3 C((42)) 30	((P3))			P17 C17	P17 C17	P29 C29		P31 C31
*	Winery/ Brewery/ Distillery Facility III	C12			C12				C29	C29	C29		C31
*	Materials Processing Facility		P13 C	P14 C15	P16 C								P



22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4 P18	P4 P18 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P19		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P 7 C	P
*	Marijuana Processor I	P20			P27					P21 C22	P21 C22		
*	Marijuana Processor II									P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C



30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products								P6	P9			P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P



374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10C
7534	Tire Retreading										C		P
781-82	Movie Production/ Distribution										P		P

826 B. Development conditions.

827 1. Repealed.

828 2. Except slaughterhouses.

829 3.a. (~~Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~



830 ~~Industry No. 2085 Distilled and Blended Liquors;~~

831           ~~b.))~~ In the A zone, only allowed on sites where the primary use is SIC Industry  
832 Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small  
833 Animals;

834           ~~((c. In the RA and UR zones, e))~~b. Only allowed on lots of at least ((four))  
835 two and one-half acres;

836           ~~((d.))~~ c. The aggregated floor area ((devoted to all processing)) of structures  
837 and areas for winery, brewery, distillery facility uses shall not exceed three thousand five  
838 hundred square feet, unless located in ((a building)) whole or in part in a structure  
839 designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated  
840 floor area of structures and areas devoted to winery, brewery, distillery facility uses shall  
841 not exceed five thousand square feet. Decks that are not occupied and not open to the  
842 public are excluded from the calculation for maximum aggregated floor area;

843           ~~((e.))~~ d. Structures and parking areas ((used)) for ((processing)) winery,  
844 brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet  
845 from interior property lines adjoining rural area and residential zones, unless located in a  
846 building designated as historic resource under K.C.C. chapter 20.62. As part of the  
847 review of a conditional use permit, the setback may be reduced to twenty-five feet if there  
848 is sufficient screening between the proposed use and adjacent rural area and residential  
849 zones;

850           ~~((f.))~~ e. In the A zone, ((S))sixty percent or more of the products processed  
851 must be grown ((in the Puget Sound counties)) on-site. At the time of the initial  
852 application under K.C.C. chapter 6.xx (the new chapter created in section 2 of this



853 ordinance), the applicant shall submit a projection of the source of products to be  
854 produced; ~~((and~~

855 ~~g-))~~ f. At least two stages of production of wine, beer, cider or distilled spirits,  
856 such as crushing, fermenting, barrel or tank aging, or finishing, as authorized by the  
857 Washington state Liquor and Cannabis Board production license, shall occur on-site;

858 g. In the A zone, structures and areas for non-agricultural winery, brewery,  
859 distillery facility uses shall be located on portions of agricultural lands that are unsuitable  
860 for agricultural purposes, such as areas within the already developed portion of such  
861 agricultural lands that are not available for direct agricultural production, or areas without  
862 prime agricultural soils;

863 h. Tasting of products produced on-site may be provided in accordance with  
864 state law. The area devoted to tasting shall be included in the aggregated floor area  
865 limitation in subsection B.3.c. of this section. Hours of operation for on-site tasting of  
866 products shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays,  
867 tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays,  
868 Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00  
869 p.m.;

870 i. Incidental retail sales of products produced on-site and merchandise related  
871 to the products produced on-site is allowed;

872 j. On a site with direct access to an arterial;

873 k. Off-street parking is limited to a maximum of one space per 50 square feet  
874 of tasting and retail area, except for winery, brewery, distillery facility II business  
875 locations licensed to produce by the Washington state Liquor and Cannabis Board before



876 January 1, 2019, without objection from King County during the license application  
877 processes, and that signed a settlement agreement with King County before January 1,  
878 2019, parking spaces exceeding the limits of this section shall be considered  
879 nonconforming and may continue, subject to the provisions of K.C.C. 21A.32.020  
880 through 21A.32.075. Such parking spaces remain subject to all other applicable state and  
881 local regulations;

882 1. The business operator shall obtain an adult beverage business license in  
883 accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this  
884 ordinance); and

885 m. Events may be allowed with an approved temporary use permit under  
886 K.C.C. chapter 21A.32.

887 4. Limited to rough milling and planing of products grown on-site with portable  
888 equipment.

889 5. Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No.  
890 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the  
891 minimum site area is four and one-half acres.

892 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and  
893 No. 2431-Millwork, (excluding planing mills).

894 7. Limited to photocopying and printing services offered to the general public.

895 8. Only within enclosed buildings, and as an accessory use to retail sales.

896 9. Only within enclosed buildings.

897 10. Limited to boat building of craft not exceeding forty-eight feet in length.

898 11. For I-zoned sites located outside the urban growth area designated by the



King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C. 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for rural industrial uses as set forth in K.C.C. chapter 21A.12.

12.a. ~~((Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC Industry No. 2085 Distilled and Blended Liquors;~~

~~b.(1) Except as provided in subsection B.12.b.(2) of this section, t))The aggregated floor area of structures and areas for ((wineries, breweries and distilleries and any accessory)) winery, brewery, distillery facility uses shall not exceed a total of eight thousand square feet((-)), except that ((F))the floor area may be increased by up to an additional eight thousand square feet of underground storage that is constructed completely below natural grade, not including required exits and access points, if the underground storage is at least one foot below the surface and is not visible above ground. Decks that are not occupied and not open to the public are excluded from the calculation for maximum aggregated floor area; ((and~~

~~(2) On Vashon Maury Island, the total floor area of structures for wineries, breweries and distilleries and any accessory uses may not exceed six thousand square feet, including underground storage;))~~

~~((e-)) b. Only allowed on lots of at least four and one-half acres. If the aggregated floor area of structures for winery, brewery, distillery uses exceeds six thousand square feet, including underground storage, the minimum site area shall be ten acres;~~

c. Wineries, breweries and distilleries shall comply with Washington state Department of Ecology and King County board of health regulations for water usage and



wastewater disposal, and must connect to an existing Group A water system or an existing Group B water system if a Group A water system is not available (~~((Wineries, breweries and distilleries using water from exempt wells shall install a water meter;~~

~~d. Off-street parking is limited to one hundred and fifty percent of the minimum requirement for wineries, breweries or distilleries specified in K.C.C. 21A.18.030;~~

~~e.))~~ d. Structures and parking areas ((used for processing)) for winery, brewery distillery facility uses shall be set back a minimum distance of seventy-five feet from interior property lines ((adjacent to)) adjoining rural area and residential zones, unless ((the processing is)) located in a building designated as historic resource under K.C.C. chapter 20.62. As part of the review of the conditional use permit, the setback may be reduced to twenty-five feet if there is sufficient screening between the proposed use and adjacent rural area and residential zones;

~~((f. The minimum site area is four and one-half acres. If the total floor area of structures for wineries, breweries and distilleries and any accessory uses exceed six thousand square feet, including underground storage:~~

~~(1) the minimum site area is ten acres; and~~

~~(2) a minimum of two and one-half acres of the site shall be used for the growing of agricultural products;~~

~~g. The facility shall be limited to processing agricultural products and))~~ e. In the A zone, sixty percent or more of the products processed must be grown ((in the Puget Sound counties)) on-site. At the time of the initial application under K.C.C. chapter 6.xx (the new chapter created in section 2 of this ordinance), the applicant shall submit a



945 projection of the source of products to be processed; ~~((and))~~

946           f. At least two stages of production of wine, beer, cider or distilled spirits, such  
947 as crushing, fermenting, barrel or tank aging, or finishing, as authorized by the  
948 Washington state Liquor and Cannabis Board production license, shall occur on-site;

949           g. In the A zone, structures and areas for non-agricultural winery, brewery,  
950 distillery facility uses shall be located on portions of agricultural lands that are unsuitable  
951 for agricultural purposes, such as areas within the already developed portion of such  
952 agricultural lands that are not available for direct agricultural production, or areas without  
953 prime agricultural soils;

954           h. Tasting of products produced on-site may be provided in accordance with  
955 state law. The area devoted to tasting shall be included in the aggregated floor area  
956 limitation in subsection B.12.((b-))a. and b. of this section. Hours of operation for on-site  
957 tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays and  
958 Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and  
959 Fridays, Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m.  
960 through 9:00 p.m.;

961           i. Incidental retail sales of products produced on-site and merchandise related  
962 to the products produced on-site is allowed;

963           j. On a site with direct access to an arterial;

964           k. Off-street parking maximums shall be determined through the conditional  
965 use permit process, and the parking ratio for the tasting and retail areas should be limited  
966 to a maximum of one space per fifty square feet of tasting and retail areas;

967           l. The business operator shall obtain an adult beverage business license in



968 accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this  
969 ordinance); and

970 m. Events may be allowed with an approved temporary use permit under  
971 K.C.C. chapter 21A.32.

972 13. Only on the same lot or same group of lots under common ownership or  
973 documented legal control, which includes, but is not limited to, fee simple ownership, a  
974 long-term lease or an easement:

975 a. as accessory to a primary forestry use and at a scale appropriate to process  
976 the organic waste generated on the site; or

977 b. as a continuation of a sawmill or lumber manufacturing use only for that  
978 period to complete delivery of products or projects under contract at the end of the  
979 sawmill or lumber manufacturing activity.

980 14. Only on the same lot or same group of lots under common ownership or  
981 documented legal control, which includes, but is not limited to, fee simple ownership, a  
982 long-term lease or an easement:

983 a. as accessory to a primary mineral use; or

984 b. as a continuation of a mineral processing use only for that period to  
985 complete delivery of products or projects under contract at the end of mineral extraction.

986 15. Continuation of a materials processing facility after reclamation in  
987 accordance with an approved reclamation plan.

988 16. Only a site that is ten acres or greater and that does not use local access  
989 streets that abut lots developed for residential use.

990 17.a. ~~((Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~



991 ~~Industry No. 2085 Distilled and Blended Liquors;~~

992           ~~b.))~~ The aggregated floor area ((devoted to all processing)) of structures and  
993 areas for winery, brewery, distillery facility uses shall not exceed three thousand five  
994 hundred square feet, unless located in ~~((a building))~~ whole or in part in a structure  
995 designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated  
996 floor area of structures and areas devoted to winery, brewery, distillery facility uses shall  
997 not exceed five thousand square feet. Decks that are not occupied and not open to the  
998 public are excluded from the calculation for maximum aggregated floor area;

999           ~~((e.))~~ b. Structures and parking areas ((used for processing)) for winery,  
1000 brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet  
1001 from interior property lines adjoining rural area and residential zones, unless located in a  
1002 building designated as historic resource under K.C.C. chapter 20.62. As part of the  
1003 review of a conditional use permit, the setback may be reduced to twenty-five feet if there  
1004 is sufficient screening between the proposed use and adjacent rural area and residential  
1005 zones; ((and

1006           ~~d.))~~ c. Tasting and retail sale of products produced on site, and merchandise  
1007 related to the products produced on-site, may be provided in accordance with state law.  
1008 The area devoted to tasting shall be included in the aggregated floor area limitation in  
1009 subsection B.((18.b.))17.a. of this section;

1010           d. Off-street parking for the tasting and retail areas shall be limited to a  
1011 maximum of one space per fifty square feet of tasting and retail areas;

1012           e. The business operator shall obtain an adult beverage business license in  
1013 accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this



1014 ordinance); and

1015 f. Events may be allowed with an approved temporary use permit under K.C.C.  
1016 chapter 21A.32.

1017 18. Limited to:

1018 a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-

1019 Millwork, as follows:

1020 (1) If using lumber or timber grown off-site, the minimum site area is four  
1021 and one-half acres;

1022 (2) The facility shall be limited to an annual production of no more than one  
1023 hundred fifty thousand board feet;

1024 (3) Structures housing equipment used in the operation shall be located at  
1025 least one-hundred feet from adjacent properties with residential or rural area zoning;

1026 (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to  
1027 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

1028 (5) In the RA zone, the facility's driveway shall have adequate entering sight  
1029 distance required by the 2007 King County Road Design and Construction Standards. An  
1030 adequate turn around shall be provided on-site to prevent vehicles from backing out on to  
1031 the roadway that the driveway accesses; and

1032 (6) Outside lighting is limited to avoid off-site glare; and

1033 b. SIC Industry No. 2411-Logging.

1034 19. Limited to manufacture of custom made wood furniture or cabinets.

1035 20.a. Only allowed on lots of at least four and one-half acres;

1036 b. Only as an accessory use to a Washington state Liquor Control Board



1037 licensed marijuana production facility on the same lot;

1038           c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

1039           d. Only with documentation that the operator has applied for a Puget Sound

1040 Clean Air Agency Notice of Construction Permit. All department permits issued to either

1041 marijuana producers or marijuana processors, or both, shall require that a Puget Sound

1042 Clean Air Agency Notice of Construction Permit be approved before marijuana products

1043 are imported onto the site; and

1044           e. Accessory marijuana processing uses allowed under this section are subject

1045 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

1046           21.a. Only in the CB and RB zones located outside the urban growth area;

1047           b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

1048           c. Only with documentation that the operator has applied for a Puget Sound

1049 Clean Air Agency Notice of Construction Permit. All department permits issued to either

1050 marijuana producers or marijuana processors, or both, shall require that a Puget Sound

1051 Clean Air Agency Notice of Construction Permit be approved before marijuana products

1052 are imported onto the site;

1053           d. Per lot, the aggregated total gross floor area devoted to the use of, and in

1054 support of, processing marijuana together with any separately authorized production of

1055 marijuana shall be limited to a maximum of two thousand square feet; and

1056           e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and

1057 every marijuana-related entity occupying space in addition to the two-thousand-square-

1058 foot threshold area on that lot shall obtain a conditional use permit as set forth in

1059 subsection B.22. of this section.



1060 22.a. Only in the CB and RB zones located outside the urban growth area;

1061 b. Per lot, the aggregated total gross floor area devoted to the use of, and in  
1062 support of, processing marijuana together with any separately authorized production of  
1063 marijuana shall be limited to a maximum of thirty thousand square feet;

1064 c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.; and

1065 d. Only with documentation that the operator has applied for a Puget Sound  
1066 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1067 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1068 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1069 are imported onto the site.

1070 23.a. Only in the CB and RB zones located inside the urban growth area;

1071 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

1072 c. Only with documentation that the operator has applied for a Puget Sound  
1073 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1074 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1075 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1076 are imported onto the site;

1077 d. Per lot, the aggregated total gross floor area devoted to the use of, and in  
1078 support of, processing marijuana together with any separately authorized production of  
1079 marijuana shall be limited to a maximum of two thousand square feet; and

1080 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and  
1081 every marijuana-related entity occupying space in addition to the two-thousand-square-  
1082 foot threshold area on that lot shall obtain a conditional use permit as set forth in



subsection B.24. of this section.

24.a. Only in the CB and RB zones located inside the urban growth area;

b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

c. Only with documentation that the operator has applied for a Puget Sound

Clean Air Agency Notice of Construction Permit. All department permits issued to either

marijuana producers or marijuana processors, or both, shall require that a Puget Sound

Clean Air Agency Notice of Construction Permit be approved before marijuana products

are imported onto the site; and

d. Per lot, the aggregated total gross floor area devoted to the use of, and in

support of, processing marijuana together with any separately authorized production of

marijuana shall be limited to a maximum of thirty thousand square feet.

25.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

b. Only with documentation that the operator has applied for a Puget Sound

Clean Air Agency Notice of Construction Permit. All department permits issued to either

marijuana producers or marijuana processors, or both, shall require that a Puget Sound

Clean Air Agency Notice of Construction Permit be approved before marijuana products

are imported onto the site; and

c. Per lot, limited to a maximum aggregate total of two thousand square feet of

gross floor area devoted to, and in support of, the processing of marijuana together with

any separately authorized production of marijuana.

26.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

b. Only with documentation that the operator has applied for a Puget Sound

Clean Air Agency Notice of Construction Permit. All department permits issued to either



marijuana producers or marijuana processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before marijuana products are imported onto the site; and

c. Per lot, limited to a maximum aggregate total of thirty thousand square feet of gross floor area devoted to, and in support of, the processing of marijuana together with any separately authorized production of marijuana.

27.a. Marijuana processors in all RA zoned areas except for Vashon-Maury Island, that do not require a conditional use permit issued by King County, that receive a Washington state Liquor and Cannabis Board license business prior to October 1, 2016, and that King County did not object to within the Washington state Liquor and Cannabis Board marijuana license application process, shall be considered nonconforming as to subsection B.27.e. of this section, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses;

b. Only with a lighting plan that complies with K.C.C. 21A.12.220.G.;

c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either marijuana producers or marijuana processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before marijuana products are imported onto the site;

d. Only allowed on lots of at least four and on-half acres on Vashon-Maury Island;

e. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres, except on Vashon-Maury Island;



1129           f. Only as an accessory use to a Washington state Liquor Cannabis Board  
1130 licensed marijuana production facility on the same lot; and

1131           g. Accessory marijuana processing uses allowed under this section are subject  
1132 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

1133           28. If the food and kindred products manufacturing or processing is associated  
1134 with agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.

1135           29.a. Tasting and retail sales of products produced on site, and merchandise  
1136 related to the products produced on-site, may be provided in accordance with state law;

1137           b. Structures and parking areas for winery, brewery, distillery facility uses shall  
1138 maintain a minimum distance of seventy-five feet from interior property lines adjoining  
1139 rural area and residential zones, unless located in a building designated as historic  
1140 resource under K.C.C. chapter 20.62. As part of the review of a conditional use permit,  
1141 the setback may be reduced to twenty-five feet if there is sufficient screening between the  
1142 proposed use and adjacent rural area and residential zones;

1143           c. For winery, brewery, distillery facility uses that do not require a conditional  
1144 use permit, off-street parking for the tasting and retail areas shall be limited to a  
1145 maximum of one space per fifty square feet of tasting and retail areas. For winery,  
1146 brewery, distillery facility uses that do require a conditional use permit, off-street parking  
1147 maximums shall be determined through the conditional use permit process, and the  
1148 parking ratio for the tasting and retail areas should be limited to a maximum of one space  
1149 per fifty square feet of tasting and retail areas;

1150           d. The business operator shall obtain an adult beverage business license in  
1151 accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this



1152 ordinance); and

1153 e. Events may be allowed with an approved temporary use permit under  
1154 K.C.C. chapter 21A.32.

1155 30.a. Only allowed on lots of at least two and one-half acres;

1156 b. The aggregated floor area of structures and areas for winery, brewery,  
1157 distillery facility uses shall not exceed three thousand five hundred square feet, unless  
1158 located in whole or in part in a structure designated as historic resource under K.C.C.  
1159 chapter 20.62, in which case the aggregated floor area of structures and areas devoted to  
1160 winery, brewery, distillery facility uses shall not exceed five thousand square feet. Decks  
1161 that are not occupied and not open to the public are excluded from the calculation for  
1162 maximum aggregated floor area;

1163 c. Structures and parking areas for winery, brewery, distillery facility uses  
1164 shall maintain a minimum distance of seventy-five feet from interior property lines  
1165 adjoining rural area and residential zones, unless located in a building designated as  
1166 historic resource under K.C.C. chapter 20.62. As part of the review of the conditional use  
1167 permit, the setback may be reduced to twenty-five feet if there is sufficient screening  
1168 between the proposed use and adjacent rural area and residential zones;

1169 d. Tasting of products produced on-site may be provided in accordance with  
1170 state law. The area devoted to tasting shall be included in the floor area limitation in  
1171 subsection B.30.b. of this section. Hours of operation for on-site tasting of products shall  
1172 be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays, tasting room  
1173 hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays and  
1174 Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.;



1175           e. Incidental retail sales of products produced on-site and merchandise related  
1176 to the products produced on-site is allowed;

1177           f. On a site with direct access to a public roadway;

1178           g. Off-street parking for tasting and retail areas is limited to a maximum of one  
1179 space per fifty square feet of tasting and retail areas, except for winery, brewery,  
1180 distillery facility II business locations licensed to produce by the Washington state Liquor  
1181 and Cannabis Board before January 1, 2019, without objection from King County during  
1182 the license application processes, and that signed a settlement agreement with King  
1183 County before January 1, 2019, parking spaces exceeding the limits of this section shall  
1184 be considered nonconforming and may continue, subject to K.C.C. 21A.32.020 through  
1185 21A.32.075. Such parking spaces remain subject to all other applicable state and local  
1186 regulations;

1187           h. The business operator shall obtain an adult beverage business license in  
1188 accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this  
1189 ordinance);

1190           i. Events may be allowed with an approved temporary use permit under K.C.C.  
1191 chapter 21A.32; and

1192           j. At least two stages of production of wine, beer, cider or distilled spirits, such  
1193 as crushing, fermenting, barrel or tank aging, or finishing, as authorized by the  
1194 Washington state Liquor and Cannabis Board production license, shall occur on-site.

1195           31.a. Limited to businesses with non-retail brewery and distillery production  
1196 licenses from the Washington state Liquor and Cannabis board. Wineries and remote  
1197 tasting rooms for wineries shall not be allowed;



b. Tasting and retail sale of products produced on site, and merchandise related to the products produced on-site, may be provided in accordance with state law. The area devoted to tasting shall not exceed one thousand five hundred square feet;

c. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62. As part of the review of a conditional use permit, the setback may be reduced to twenty-five feet if there is sufficient screening between the proposed use and adjacent rural area and residential zones;

d. For winery, brewery, distillery facility uses that do not require a conditional use permit, off-street parking for the tasting and retail areas shall be limited to a maximum of one space per fifty square feet of tasting and retail areas. For winery, brewery, distillery facility uses that do require a conditional use permit, off-street parking maximums shall be determined through the conditional use permit process, and the parking ratio for the tasting and retail areas should be limited to a maximum of one space per fifty square feet of tasting and retail areas;

e. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this ordinance); and

f. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32.

SECTION 21. Ordinance 10870, Section 336, as amended, and K.C.C. 21A.08.090 are each hereby amended to read as follows:



1221

## A. Resource land uses.

<b>P-Permitted Use C- Conditional Use S-Special Use</b>		<b>RESOURC E</b>			<b>R U R A L</b>	<b>RESIDENTI AL</b>			<b>COMMERCIAL/INDUSTR IAL</b>				
<b>SIC#</b>	<b>SPECIFIC LAND USE</b>	<b>A</b>	<b>F</b>	<b>M</b>	<b>RA</b>	<b>UR</b>	<b>R 1- 8</b>	<b>R1 2- 48</b>	<b>NB</b>	<b>CB</b>	<b>RB</b>	<b>O</b>	<b>I</b>
	<b>AGRICULTUR E:</b>												
01	Growing and Harvesting Crops	P	P		P	P	P						P
02	Raising Livestock and Small Animals (6)	P	P		P	P							P
*	Agricultural Activities	P2 4C	P2 4C		P2 4C	P2 4C							
*	Agricultural Support Services	P2 5C	P2 5C		P2 6C	P2 6C	P2 6C		P27 C28	P27 C28			
*	Marijuana producer	P1 5 C2 2			P1 6 C1 7					P18 C19	P18 C19		P2 0 C2 1



*	Agriculture Training Facility	C1 0											
*	Agriculture- related special needs camp	P1 2											
*	Agricultural Anaerobic Digester	P1 3											
	<b>FORESTRY:</b>												
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P 2	P
	<b>FISH AND WILDLIFE MANAGEMENT: T:</b>												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	<b>MINERAL:</b>												
10,12,1	Mineral		P9	P									



4	Extraction and Processing		C	C1 1									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C1 1	P8 C1 1									P
	<b>ACCESSORY USES:</b>												
*	Resource Accessory Uses	P3 P2 3	P4	P5	P3	P3							P4
*	Farm Worker Housing	P1 4			P1 4								

- 1222 B. Development conditions.
- 1223 1. May be further subject to K.C.C. chapter 21A.25.
- 1224 2. Only forest research conducted within an enclosed building.
- 1225 3. Farm residences in accordance with K.C.C. 21A.08.030.
- 1226 4. Excluding housing for agricultural workers.
- 1227 5. Limited to either maintenance or storage facilities, or both, in conjunction
- 1228 with mineral extraction or processing operation.
- 1229 6. Allowed in accordance with K.C.C. chapter 21A.30.
- 1230 7. Only in conjunction with a mineral extraction site plan approved in
- 1231 accordance with K.C.C. chapter 21A.22.
- 1232 8. Only on the same lot or same group of lots under common ownership or
- 1233 documented legal control, which includes, but is not limited to, fee simple ownership, a



1234 long-term lease or an easement:

1235 a. as accessory to a primary mineral extraction use;

1236 b. as a continuation of a mineral processing only for that period to complete  
1237 delivery of products or projects under contract at the end of a mineral extraction; or

1238 c. for a public works project under a temporary grading permit issued in  
1239 accordance with K.C.C. 16.82.152.

1240 9. Limited to mineral extraction and processing:

1241 a. on a lot or group of lots under common ownership or documented legal control,  
1242 which includes but is not limited to, fee simple ownership, a long-term lease or an  
1243 easement;

1244 b. that are located greater than one-quarter mile from an established residence;  
1245 and

1246 c. that do not use local access streets that abut lots developed for residential  
1247 use.

1248 10. Agriculture training facilities are allowed only as an accessory to existing  
1249 agricultural uses and are subject to the following conditions:

1250 a. The impervious surface associated with the agriculture training facilities  
1251 shall comprise not more than ten percent of the allowable impervious surface permitted  
1252 under K.C.C. 21A.12.040;

1253 b. New or the expansion of existing structures, or other site improvements,  
1254 shall not be located on class 1, 2 or 3 soils;

1255 c. The director may require reuse of surplus structures to the maximum extent  
1256 practical;



d. The director may require the clustering of new structures with existing structures;

e. New structures or other site improvements shall be set back a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones;

f. Bulk and design of structures shall be compatible with the architectural style of the surrounding agricultural community;

g. New sewers shall not be extended to the site;

h. Traffic generated shall not impede the safe and efficient movement of agricultural vehicles, nor shall it require capacity improvements to rural roads;

i. Agriculture training facilities may be used to provide educational services to the surrounding rural/agricultural community or for community events. Property owners may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32;

j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on site;

k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and

l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.

11. Continuation of mineral processing and asphalt/concrete mixtures and block



uses after reclamation in accordance with an approved reclamation plan.

12.a. Activities at the camp shall be limited to agriculture and agriculture-oriented activities. In addition, activities that place minimal stress on the site's agricultural resources or activities that are compatible with agriculture are permitted.

- (1) passive recreation;
- (2) training of individuals who will work at the camp;
- (3) special events for families of the campers; and
- (4) agriculture education for youth.

b. Outside the camp center, as provided for in subsection B.12.e. of this section, camp activities shall not preclude the use of the site for agriculture and agricultural related activities, such as the processing of local food to create value-added products and the refrigeration and storage of local agricultural products. The camp shall be managed to coexist with agriculture and agricultural activities both onsite and in the surrounding area.

c. A farm plan shall be required for commercial agricultural production to ensure adherence to best management practices and soil conservation.

d.(1) The minimum site area shall be five hundred acres. Unless the property owner has sold or transferred the development rights as provided in subsection B.12.c.(3) of this section, a minimum of five hundred acres of the site must be owned by a single individual, corporation, partnership or other legal entity and must remain under the ownership of a single individual, corporation, partnership or other legal entity for the duration of the operation of the camp.

(2) Nothing in subsection B.12.d.(1) of this section prohibits the property



owner from selling or transferring the development rights for a portion or all of the site to the King County farmland preservation program or, if the development rights are extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

e. The impervious surface associated with the camp shall comprise not more than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

f. Structures for living quarters, dining facilities, medical facilities and other nonagricultural camp activities shall be located in a camp center. The camp center shall be no more than fifty acres and shall depicted on a site plan. New structures for nonagricultural camp activities shall be clustered with existing structures;

g. To the extent practicable, existing structures shall be reused. The applicant shall demonstrate to the director that a new structure for nonagricultural camp activities cannot be practicably accommodated within an existing structure on the site, though cabins for campers shall be permitted only if they do not already exist on site;

h. Camp facilities may be used to provide agricultural educational services to the surrounding rural and agricultural community or for community events. If required by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for community events;

i. Lodging and food service facilities shall only be used for activities related to the camp or for agricultural education programs or community events held on site;

j. Incidental uses, such as office and storage, shall be limited to those that directly support camp activities, farm operations or agricultural education programs;

k. New nonagricultural camp structures and site improvements shall maintain a minimum set-back of seventy-five feet from property lines adjoining rural area and



1326 residential zones;

1327           l. Except for legal nonconforming structures existing as of January 1, 2007,  
1328 camp facilities, such as a medical station, food service hall and activity rooms, shall be of  
1329 a scale to serve overnight camp users;

1330           m. Landscaping equivalent to a type III landscaping screen, as provided for in  
1331 K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures  
1332 and site improvements located within two hundred feet of an adjacent rural area and  
1333 residential zoned property not associated with the camp;

1334           n. New sewers shall not be extended to the site;

1335           o. The total number of persons staying overnight shall not exceed three  
1336 hundred;

1337           p. The length of stay for any individual overnight camper, not including camp  
1338 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

1339           q. Traffic generated by camp activities shall not impede the safe and efficient  
1340 movement of agricultural vehicles nor shall it require capacity improvements to rural  
1341 roads;

1342           r. If the site is adjacent to an arterial roadway, access to the site shall be  
1343 directly onto the arterial unless the county road engineer determines that direct access is  
1344 unsafe;

1345           s. If direct access to the site is via local access streets, transportation  
1346 management measures shall be used to minimize adverse traffic impacts;

1347           t. Camp recreational activities shall not involve the use of motor vehicles  
1348 unless the motor vehicles are part of an agricultural activity or are being used for the



1349 transportation of campers, camp personnel or the families of campers. Camp personnel  
1350 may use motor vehicles for the operation and maintenance of the facility. Client-specific  
1351 motorized personal mobility devices are allowed; and

1352           u. Lights to illuminate the camp or its structures shall be arranged to reflect the  
1353 light away from any adjacent property.

1354           13. Limited to digester receiving plant and animal and other organic waste from  
1355 agricultural activities, and including electrical generation, as follows:

1356           a. the digester must be included as part of a Washington state Department of  
1357 Agriculture approved dairy nutrient plan;

1358           b. the digester must process at least seventy percent livestock manure or other  
1359 agricultural organic material from farms in the vicinity, by volume;

1360           c. imported organic waste-derived material, such as food processing waste,  
1361 may be processed in the digester for the purpose of increasing methane gas production for  
1362 beneficial use, but not shall exceed thirty percent of volume processed by the digester;  
1363 and

1364           d. the use must be accessory to an operating dairy or livestock operation.

1365           14. Farm worker housing. Either:

1366           a. Temporary farm worker housing subject to the following conditions:

1367           (1) The housing must be licensed by the Washington state Department of  
1368 Health under chapter 70.114A RCW and chapter 246-358 WAC;

1369           (2) Water supply and sewage disposal systems must be approved by the  
1370 Seattle King County department of health;

1371           (3) To the maximum extent practical, the housing should be located on



nonfarmable areas that are already disturbed and should not be located in the floodplain or in a critical area or critical area buffer; and

(4) The property owner shall file with the department of executive services, records and licensing services division, a notice approved by the department identifying the housing as temporary farm worker housing and that the housing shall be occupied only by agricultural employees and their families while employed by the owner or operator or on a nearby farm. The notice shall run with the land; [or]

b. Housing for agricultural employees who are employed by the owner or operator of the farm year-round as follows:

(1) Not more than:

(a) one agricultural employee dwelling unit on a site less than twenty acres;

(b) two agricultural employee dwelling units on a site of at least twenty acres and less than fifty acres;

(c) three agricultural employee dwelling units on a site of at least fifty acres and less than one-hundred acres; and

(d) four agricultural employee dwelling units on a site of at least one-hundred acres, and one additional agricultural employee dwelling unit for each additional one hundred acres thereafter;

(2) If the primary use of the site changes to a nonagricultural use, all agricultural employee dwelling units shall be removed;

(3) The applicant shall file with the department of executive services, records and licensing services division, a notice approved by the department that identifies the agricultural employee dwelling units as accessory and that the dwelling units shall only



be occupied by agricultural employees who are employed by the owner or operator year-round. The notice shall run with the land. The applicant shall submit to the department proof that the notice was filed with the department of executive services, records and licensing services division, before the department approves any permit for the construction of agricultural employee dwelling units;

(4) An agricultural employee dwelling unit shall not exceed a floor area of one thousand square feet and may be occupied by no more than eight unrelated agricultural employees;

(5) To the maximum extent practical, the housing should be located on nonfarmable areas that are already disturbed;

(6) One off-street parking space shall be provided for each agricultural employee dwelling unit; and

(7) The agricultural employee dwelling units shall be constructed in compliance with K.C.C. Title 16.

15. Marijuana production by marijuana producers licensed by the Washington state Liquor and Cannabis Board is subject to the following standards:

a. Only allowed on lots of at least four and one-half acres;

b. With a lighting plan, only if required by and that complies with K.C.C.

21A.12.220.G.;

c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either marijuana producers or marijuana processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before marijuana products



1418 are imported onto the site;

1419           d. Production is limited to outdoor, indoor within marijuana greenhouses, and  
1420 within structures that are nondwelling unit structures that exist as of October 1, 2013,  
1421 subject to the size limitations in subsection B.15.e. of this section;

1422           e. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1423 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum  
1424 aggregated total of two thousand square feet and shall be located within a fenced area or  
1425 marijuana greenhouse that is no more than ten percent larger than that combined area, or  
1426 may occur in nondwelling unit structures that exist as of October 1, 2013;

1427           f. Outdoor production area fencing as required by the Washington state Liquor  
1428 and Cannabis Board, marijuana greenhouses and nondwelling unit structures shall  
1429 maintain a minimum street setback of fifty feet and a minimum interior setback of thirty  
1430 feet; and

1431           g. If the two-thousand-square-foot-per-lot threshold of plant canopy combined  
1432 with area used for processing under K.C.C. 21A.08.080 is exceeded, each and every  
1433 marijuana-related entity occupying space in addition to the two-thousand-square-foot  
1434 threshold area on that lot shall obtain a conditional use permit as set forth in subsection  
1435 B.22. of this section.

1436           16. Marijuana production by marijuana producers licensed by the Washington  
1437 state Liquor and Cannabis Board is subject to the following standards:

1438           a. Marijuana producers in all RA zoned areas except for Vashon-Maury Island,  
1439 that do not require a conditional use permit issued by King County, that receive a  
1440 Washington state Liquor and Cannabis Board license business prior to October 1, 2016,



1441 and that King County did not object to within the Washington state Liquor and Cannabis  
1442 Board marijuana license application process, shall be considered nonconforming as to  
1443 subsection B.16.d. and h. of this section, subject to the provisions of K.C.C. 21A.32.020  
1444 through 21A.32.075 for nonconforming uses;

1445           b. In all rural area zones, only with a lighting plan that complies with K.C.C.  
1446 21A.12.220.G.;

1447           c. Only allowed on lots of at least four and one-half acres on Vashon-Maury  
1448 Island;

1449           d. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres,  
1450 except on Vashon-Maury Island;

1451           e. Only with documentation that the operator has applied for a Puget Sound  
1452 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1453 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1454 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1455 are imported onto the site;

1456           f. Production is limited to outdoor, indoor within marijuana greenhouses, and  
1457 within nondwelling unit structures that exist as of October 1, 2013, subject to the size  
1458 limitations in subsection B.16.g. of this section; and

1459           g. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1460 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum  
1461 aggregated total of two thousand square feet and shall be located within a fenced area or  
1462 marijuana greenhouse, that is no more than ten percent larger than that combined area, or  
1463 may occur in nondwelling unit structures that exist as of October 1, 2013;



h. Outdoor production area fencing as required by the Washington state Liquor and Cannabis Board and marijuana greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of one hundred feet; and a minimum setback of one hundred fifty feet from any existing residence; and

i. If the two-thousand-square-foot-per-lot threshold of plant canopy within fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as set forth in subsection B.17. of this section.

17. Marijuana production by marijuana producers licensed by the Washington state Liquor and Cannabis Board is subject to the following standards:

a. Only allowed on lots of at least four and one-half acres on Vashon-Maury Island;

b. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres, except on Vashon-Maury Island;

c. In all rural area zones, only with a lighting plan that complies with K.C.C. 21A.12.220.G.;

d. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either marijuana producers or marijuana processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before marijuana products are imported onto the site;

e. Production is limited to outdoor and indoor within marijuana greenhouses subject to the size limitations in subsection B.17.f. of this section;



1487           f. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1488 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum  
1489 aggregated total of thirty thousand square feet and shall be located within a fenced area or  
1490 marijuana greenhouse that is no more than ten percent larger than that combined area;  
1491 and

1492           g. Outdoor production area fencing as required by the Washington state Liquor  
1493 and Cannabis Board, and marijuana greenhouses shall maintain a minimum street setback  
1494 of fifty feet and a minimum interior setback of one hundred feet, and a minimum setback  
1495 of one hundred fifty feet from any existing residence.

1496           18.a. Production is limited to indoor only;

1497           b. With a lighting plan only as required by and that complies with K.C.C.  
1498 21A.12.220.G.;

1499           c. Only with documentation that the operator has applied for a Puget Sound  
1500 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1501 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1502 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1503 are imported onto the site; and

1504           d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1505 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum  
1506 aggregated total of two thousand square feet and shall be located within a building or  
1507 tenant space that is no more than ten percent larger than the plant canopy and separately  
1508 authorized processing area; and

1509           e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and



every marijuana-related entity occupying space in addition to the two-thousand-square foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.19. of this section.

19.a. Production is limited to indoor only;

b. With a lighting plan only as required by and that complies with K.C.C.

21A.12.220.G.;

c. Only with documentation that the operator has applied for a Puget Sound

Clean Air Agency Notice of Construction Permit. All department permits issued to either marijuana producers or marijuana processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before marijuana products are imported onto the site; and

d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with

any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.

20.a. Production is limited to indoor only;

b. With a lighting plan only as required by and that complies with K.C.C.

21A.12.220.G.;

c. Only with documentation that the operator has applied for a Puget Sound

Clean Air Agency Notice of Construction Permit. All department permits issued to either marijuana producers or marijuana processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before marijuana products



1533 are imported onto the site;

1534           d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1535 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum  
1536 aggregated total of two thousand square feet and shall be located within a building or  
1537 tenant space that is no more than ten percent larger than the plant canopy and separately  
1538 authorized processing area; and

1539           e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every  
1540 marijuana-related entity occupying space in addition to the two-thousand-square-foot  
1541 threshold area on that lot shall obtain a conditional use permit as set forth in subsection  
1542 B.21. of this section.

1543           21.a. Production is limited to indoor only;

1544           b. With a lighting plan only as required by and that complies with K.C.C.  
1545 21A.12.220.G.;

1546           c. Only with documentation that the operator has applied for a Puget Sound  
1547 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1548 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1549 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1550 are imported onto the site; and

1551           d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1552 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum  
1553 aggregated total of thirty thousand square feet and shall be located within a building or  
1554 tenant space that is no more than ten percent larger than the plant canopy and separately  
1555 authorized processing area.



1556           22. Marijuana production by marijuana producers licensed by the Washington  
1557 state Liquor and Cannabis Board is subject to the following standards:

1558           a. With a lighting plan only as required by and that complies with K.C.C.  
1559 21A.12.220.G.;

1560           b. Only allowed on lots of at least four and one-half acres;

1561           c. Only with documentation that the operator has applied for a Puget Sound  
1562 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1563 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1564 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1565 are imported onto the site;

1566           d. Production is limited to outdoor, indoor within marijuana greenhouses, and  
1567 within structures that are nondwelling unit structures that exist as of October 1, 2013,  
1568 subject to the size limitations in subsection B.22. e. and f. of this section;

1569           e. On lots less than ten acres, per lot, the plant canopy, as defined in WAC  
1570 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall  
1571 be limited to a maximum aggregated total of five thousand square feet and shall be  
1572 located within a fenced area or marijuana greenhouse that is no more than ten percent  
1573 larger than that combined area, or may occur in nondwelling unit structures that exist as  
1574 of October 1, 2013;

1575           f. On lots ten acres or more, per lot, the plant canopy, as defined in WAC 314-  
1576 55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be  
1577 limited to a maximum aggregated total of ten thousand square feet, and shall be located  
1578 within a fenced area or marijuana greenhouse that is no more than ten percent larger than



that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013; and

g. Outdoor production area fencing as required by the Washington state Liquor and Cannabis Board, marijuana greenhouses and nondwelling unit structures shall maintain a minimum street setback of fifty feet and a minimum interior setback of one hundred feet, and a minimum setback of one hundred fifty feet from any existing residence.

23. The storage and processing of non-manufactured source separated organic waste that originates from agricultural operations and that does not originate from the site, if:

a. agricultural is the primary use of the site;

b. the storage and processing are in accordance with best management practices included in an approved farm plan; and

c. except for areas used for manure storage, the areas used for storage and processing do not exceed three acres and ten percent of the site.

24.a. For activities relating to the processing of crops or livestock for commercial purposes, including associated activities such as warehousing, storage, including refrigeration, and other similar activities and excluding (~~wineries, SIC Industry No. 2085—Distilled and Blended Liquors and SIC Industry No. 2082—Malt Beverages~~)) winery, brewery, distillery facility I, II and III:

(1) limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;



1602 (2) in the RA and UR zones, only allowed on sites of at least four and one-  
1603 half acres;

1604 (3) (a) as a permitted use, the floor area devoted to all processing shall not  
1605 exceed two thousand square feet, unless located in a building designated as an historic  
1606 resource under K.C.C. chapter 20.62. The agricultural technical review committee, as  
1607 established in K.C.C. 21A.42.300, may review and approve an increase in the processing  
1608 floor area as follows: up to three thousand five hundred square feet of floor area may be  
1609 devoted to all processing in the RA zones or on farms less than thirty-five acres located in  
1610 the A zones or up to seven thousand square feet on farms greater than thirty-five acres in  
1611 the A zone; and

1612 (b) as a permitted use, the floor area devoted to all warehousing,  
1613 refrigeration, storage or other similar activities shall not exceed two thousand square feet,  
1614 unless located in a building designated as historic resource under K.C.C. chapter 20.62.  
1615 The agricultural technical review committee, as established in K.C.C. 21A.42.300, may  
1616 review and approve an increase of up to three thousand five hundred square feet of floor  
1617 area devoted to all warehouseing, storage, including refrigeration, or other similar  
1618 activities in the RA zones or on farms less than thirty-five acres located in the A zones or  
1619 up to seven thousand square feet on farms greater than thirty-five acres in the A zone;

1620 (4) in the A zone, structures and areas used for processing, warehousing,  
1621 refrigeration, storage and other similar activities shall be located on portions of  
1622 agricultural lands that are unsuitable for other agricultural purposes, such as areas within  
1623 the already developed portion of such agricultural lands that are not available for direct  
1624 agricultural production, or areas without prime agricultural soils; and



(5) structures and areas used for processing, warehousing, storage, including refrigeration, and other similar activities shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62.

b. For activities relating to the retail sale of agricultural products, except livestock:

(1) sales shall be limited to agricultural products and locally made arts and crafts;

(2) in the RA and UR zones, only allowed on sites at least four and one-half acres;

(3) as a permitted use, the covered sales area shall not exceed two thousand square feet, unless located in a building designated as a historic resource under K.C.C. chapter 20.62. The agricultural technical review committee, as established in K.C.C. 21A.42.300, may review and approve an increase of up to three thousand five hundred square feet of covered sales area;

(4) forty percent or more of the gross sales of agricultural product sold through the store must be sold by the producers of primary agricultural products;

(5) sixty percent or more of the gross sales of agricultural products sold through the store shall be derived from products grown or produced in the Puget Sound counties. At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales;

(6) tasting of products, in accordance with applicable health regulations, is allowed;



1648 (7) storage areas for agricultural products may be included in a farm store  
1649 structure or in any accessory building; and

1650 (8) outside lighting is permitted if there is no off-site glare.

1651 c. Retail sales of livestock is permitted only as accessory to raising livestock.

1652 d. Farm operations, including quipment repair and related facilities, except

1653 that:

1654 (1) the repair of tools and machinery is limited to those necessary for the  
1655 operation of a farm or forest;

1656 (2) in the RA and UR zones, only allowed on sites of at least four and one-  
1657 half acres;

1658 (3) the size of the total repair use is limited to one percent of the farm size in  
1659 the A zone, and up to one percent of the size in other zones, up to a maximum of five  
1660 thousand square feet unless located within an existing farm structure, including but not  
1661 limited to barns, existing as of December 31, 2003; and

1662 (4) Equipment repair shall not be permitted in the Forest zone.

1663 e. The agricultural technical review committee, as established in K.C.C.

1664 21A.42.300, may review and approve reductions of minimum site sizes in the rural and  
1665 residential zones and minimum setbacks from rural and residential zones.

1666 25. The department may review and approve establishment of agricultural  
1667 support services in accordance with the code compliance review process in K.C.C.

1668 21A.42.300 only if:

1669 a. project is sited on lands that are unsuitable for direct agricultural production  
1670 based on size, soil conditions or other factors and cannot be returned to productivity by



1671 drainage maintenance; and

1672           b. the proposed use is allowed under any Farmland Preservation Program

1673 conservation easement and zoning development standards.

1674           26. The agricultural technical review committee, as established in K.C.C.

1675 21A.42.300, may review and approve establishment of agricultural support services only

1676 if the project site:

1677           a. adjoins or is within six hundred sixty feet of the agricultural production

1678 district;

1679           b. has direct vehicular access to the agricultural production district;

1680           c. except for farmworker housing, does not use local access streets that abut

1681 lots developed for residential use; and

1682           b. has a minimum lot size of four and one-half acres.

1683           27. The agricultural technical review committee, as established in K.C.C.

1684 21A.42.300, may review and approve establishment of agricultural support services only

1685 if the project site:

1686           a. is outside the urban growth area,

1687           b. adjoins or is within six hundred sixty feet of the agricultural production

1688 district,

1689           c. has direct vehicular access to the agricultural production district,

1690           d. except for farmworker housing, does not use local access streets that abut

1691 lots developed for residential use; and

1692           e. has a minimum lot size of four and one-half acres.

1693           28. Only allowed on properties that are outside the urban growth area.



1694            SECTION 22. Ordinance 10870, Section 407, as amended, and K.C.C.

1695    21A.18.030 are each hereby amended to read as follows:

1696            A. Except as modified in K.C.C. 21A.18.070. B((-)). through D., off-street  
1697    parking areas shall contain at a minimum the number of parking spaces as stipulated in  
1698    the following table. Off-street parking ratios expressed as number of spaces per square  
1699    feet means the usable or net square footage of floor area, exclusive of non-public areas.  
1700    Non-public areas include but are not limited to building maintenance areas, storage areas,  
1701    closets or restrooms. If the formula for determining the number of off-street parking  
1702    spaces results in a fraction, the number of off-street parking spaces shall be rounded to  
1703    the nearest whole number with fractions of 0.50 or greater rounding up and fractions  
1704    below 0.50 rounding down.

LAND USE	MINIMUM PARKING SPACES REQUIRED
<b>RESIDENTIAL (K.C.C. 21A.08.030.A):</b>	
Single detached/Townhouse	2.0 per dwelling unit
Apartment:	
Studio units	1.2 per dwelling unit
One bedroom units	1.5 per dwelling unit
Two bedroom units	1.7 per dwelling unit
Three bedroom units or larger	2.0 per dwelling unit
Mobile home park	2.0 per dwelling unit



Senior citizen assisted	1 per 2 dwelling or sleeping units
Community residential facilities	1 per two bedrooms
Dormitory, including religious	1 per two bedrooms
Hotel/Motel including organizational hotel/lodging	1 per bedroom
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility
<b>RECREATION/CULTURAL (K.C.C. 21A.08.040.A):</b>	
Recreation/culture uses:	1 per 300 square feet
Exceptions:	
Bowling center	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of club house facilities
Tennis Club	4 per tennis court plus 1 per 300 square feet of clubhouse facility
Golf driving range	1 per tee
Park/playfield/paintball	(director)
Theater	1 per 3 fixed seats
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces.
<b>LAND USE</b>	<b>MINIMUM PARKING SPACES</b>



	<b>REQUIRED</b>
<b>GENERAL SERVICES (K.C.C. 21A.08.050.A):</b>	
General services uses:	1 per 300 square feet
Exceptions:	
Funeral home/Crematory	1 per 50 square feet of chapel area
Daycare I	2 per facility
Daycare II	2 per facility, plus 1 space for each 20 children
Churches, synagogue, temple	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Outpatient and Veterinary clinic offices	1 per 300 square feet of office, labs and examination rooms
Nursing and personal care Facilities	1 per 4 beds
Hospital	1 per bed
Elementary schools	1 per classroom, plus 1 per 50 students
Secondary schools	
Middle/junior high schools	1 per classroom, plus 1 per 50 students
High schools	1 per classroom, plus 1 per 10 students
High schools with stadiums	greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
Vocational schools	1 per classroom, plus 1 per five students
Specialized instruction Schools	1 per classroom, plus 1 per two students
Artist Studios	.9 per 1,000 square feet of area used for



	studios
<b>GOVERNMENT/BUSINESS SERVICES (K.C.C. 21A.08.060.A):</b>	
Government/business services uses:	1 per 300 square feet
Exceptions:	
Public agency yard	1 per 300 square feet of offices, plus <u>0.9</u> per 1,000 square feet of indoor storage or repair areas
Public agency archives	<u>0.9</u> per 1000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)
Fire facility	(director)
Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area
Warehousing and storage	1 per 300 square feet of office, plus <u>0.9</u> per 1,000 square feet of storage area
Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Outdoor advertising services	1 per 300 square feet of office, plus <u>0.9</u> per 1,000 square feet of storage area



Heavy equipment repair	1 per 300 square feet of office, plus <u>0.9</u> per 1,000 square feet of indoor repair areas
Office	1 per 300 square feet
<b>LAND USE</b>	<b>MINIMUM PARKING SPACES REQUIRED</b>
<b>RETAIL/WHOLESALE (K.C.C. 21A.08.070.A):</b>	
Retail trade uses:	1 per 300 square feet
Exceptions:	
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
Gasoline service stations w/o grocery	3 per facility, plus 1 per service bay
Gasoline service stations w/grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas
<u>Remote tasting rooms</u>	<u>1 per 300 square feet of tasting and retail areas</u>
Wholesale trade uses	<u>0.9</u> per 1000 square feet
Retail and wholesale trade mixed use	1 per 300 square feet
<b>MANUFACTURING (K.C.C. 21A.08.080.A):</b>	
Manufacturing uses	<u>0.9</u> per 1,000 square feet
Winery/Brewery/ <u>Distillery Facility II and III</u>	<u>0.9</u> per 1,000 square feet, plus 1 per (( <del>50</del> ))



	<u>300</u> square feet of tasting <u>and retail</u> areas
<b>RESOURCES (K.C.C. 21A.08.090.A):</b>	
Resource uses	(director)
<b>REGIONAL (K.C.C. 21A.08.100.A):</b>	
Regional uses	(director)

1705           B. An applicant may request a modification of the minimum required number of  
1706 parking spaces by providing that parking demand can be met with a reduced parking  
1707 requirement. In such cases, the director may approve a reduction of up to fifty percent of  
1708 the minimum required number of spaces.

1709           C. When the county has received a shell building permit application, off-street  
1710 parking requirements shall be based on the possible tenant improvements or uses  
1711 authorized by the zone designation and compatible with the limitations of the shell  
1712 permit. When the range of possible uses result in different parking requirements, the  
1713 director will establish the amount of parking based on a likely range of uses.

1714           D. Where other provisions of this code stipulate maximum parking allowed or  
1715 reduced minimum parking requirements, those provisions shall apply.

1716           E. In any development required to provide six or more parking spaces, bicycle  
1717 parking shall be provided. Bicycle parking shall be bike rack or locker-type parking  
1718 facilities unless otherwise specified.

1719           1. Off-street parking areas shall contain at least one bicycle parking space for  
1720 every twelve spaces required for motor vehicles except as follows:

1721           a. The director may reduce bike rack parking facilities for patrons when it is



1722 demonstrated that bicycle activity will not occur at that location.

1723               b. The director may require additional spaces when it is determined that the  
1724 use or its location will generate a high volume of bicycle activity. Such a determination  
1725 will include but not be limited to the following uses:

1726               (1) Park/playfield,

1727               (2) Marina,

1728               (3) Library/museum/arboretum,

1729               (4) Elementary/secondary school,

1730               (5) Sports club, or

1731               (6) Retail business (when located along a developed bicycle trail or  
1732 designated bicycle route).

1733               2. Bicycle facilities for patrons shall be located within 100 feet of the building  
1734 entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a  
1735 structure attached to the pavement.

1736               3. All bicycle parking and storage shall be located in safe, visible areas that do  
1737 not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.

1738               4. When more than ten people are employed on site, enclosed locker-type  
1739 parking facilities for employees shall be provided. The director shall allocate the  
1740 required number of parking spaces between bike rack parking and enclosed locker-type  
1741 parking facilities.

1742               5. One indoor bicycle storage space shall be provided for every two dwelling  
1743 units in townhouse and apartment residential uses, unless individual garages are provided  
1744 for every unit. The director may reduce the number of bike rack parking spaces if indoor



1745 storage facilities are available to all residents.

1746 SECTION 23. Ordinance 10870, Section 536, as amended, and K.C.C.

1747 21A.30.080 are each hereby amended to read as follows:

1748 In the R, UR, NB, CB and RB zones, residents of a dwelling unit may conduct  
1749 one or more home occupations as accessory activities, only if:

1750 A. The total floor area of the dwelling unit devoted to all home occupations shall  
1751 not exceed twenty percent of the floor area of the dwelling unit.

1752 B. Areas within garages and storage buildings shall not be considered part of the  
1753 dwelling unit and may be used for activities associated with the home occupation;

1754 C. All the activities of the home occupation or occupations shall be conducted  
1755 indoors, except for those related to growing or storing of plants used by the home  
1756 occupation or occupations;

1757 D. A home occupation or occupations is not limited in the number of employees  
1758 that remain off-site. No more than one nonresident employee shall be permitted to work  
1759 on-site for the home occupation or occupations;

1760 E. The following uses, by the nature of their operation or investment, tend to  
1761 increase beyond the limits permitted for home occupations. Therefore, the following  
1762 shall not be permitted as home occupations:

- 1763 1. Automobile, truck and heavy equipment repair;
- 1764 2. ~~((Autobody))~~ Auto body work or painting;
- 1765 3. Parking and storage of heavy equipment;
- 1766 4. Storage of building materials for use on other properties;
- 1767 5. Hotels, motels or organizational lodging;



- 1768           6. Dry cleaning;
- 1769           7. Towing services;
- 1770           8. Trucking, storage or self service, except for parking or storage of one
- 1771 commercial vehicle used in home occupation; ~~((and))~~
- 1772           9. Veterinary clinic; ~~((and))~~
- 1773           10. Recreational marijuana processor, recreational marijuana producer or
- 1774 recreational marijuana retailer; and
- 1775           11. Winery, brewery, distillery facility I, II, and III, and remote tasting room,
- 1776 except that home occupation adult beverage businesses operating under an active
- 1777 Washington state Liquor and Cannabis Board production license issued for their current
- 1778 location before January 1, 2019, and where King County did not object to the location
- 1779 during the Washington state Liquor and Cannabis Board license application process, shall
- 1780 be considered legally nonconforming and allowed to remain in their current location
- 1781 subject to K.C.C. 21A.32.020 through 21A.32.075 if the use is currently in compliance
- 1782 with or is brought into compliance with the home occupation requirements of this section
- 1783 within one year of the effective date of this ordinance. Such businesses remain subject to
- 1784 all other applicable state and local regulations. The business operator for a
- 1785 nonconforming home occupation shall obtain an adult beverage business license in
- 1786 accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this
- 1787 ordinance).
- 1788           F. In addition to required parking for the dwelling unit, on-site parking is
- 1789 provided as follows:
- 1790           1. One stall for each nonresident employed by the home occupations; and



- 1791           2. One stall for patrons when services are rendered on-site;
- 1792           G. Sales are limited to:
- 1793           1. Mail order sales;
- 1794           2. Telephone, Internet or other electronic commerce sales with off-site delivery;
- 1795   and
- 1796           3. Items accessory to a service provided to patrons who receive services on the
- 1797   premises;
- 1798           H. On-site services to patrons are arranged by appointment;
- 1799           I. The home occupation or occupations use or store a vehicle for pickup of
- 1800   materials used by the home occupation or occupations or the distribution of products
- 1801   from the site, only if:
- 1802           1. No more than one such a vehicle is allowed; and
- 1803           2. The vehicle is not stored within any required setback areas of the lot or on
- 1804   adjacent streets; and
- 1805           3. The vehicle does not exceed an equivalent licensed gross vehicle weight of
- 1806   one ton;
- 1807           J. The home occupation or occupations do not:
- 1808           1. Use electrical or mechanical equipment that results in a change to the
- 1809   occupancy type of the structure or structures used for the home occupation or
- 1810   occupations; or
- 1811           2. Cause visual or audible interference in radio or television receivers, or
- 1812   electronic equipment located off-premises or fluctuations in line voltage off-premises;
- 1813   ((and))



1814 K. There shall be no exterior evidence of a home occupation, other than growing  
1815 or storing of plants under subsection C. of this section or a permitted sign, that would  
1816 cause the premises to differ from its residential character. Exterior evidence includes, but  
1817 is not limited to, lighting, the generation or emission of noise, fumes or vibrations as  
1818 determined by using normal senses from any lot line or on average increase vehicular  
1819 traffic by more than four additional vehicles at any given time;

1820 L. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 7:00  
1821 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends; and

1822 M. Uses not allowed as home occupations may be allowed as a home industry  
1823 under K.C.C. 21A.30.090.

1824 SECTION 24. Ordinance 15606, Section 20, as amended, and K.C.C.  
1825 21A.30.085 are each hereby amended to read as follows:

1826 In the A, F and RA zones, residents of a dwelling unit may conduct one or more  
1827 home occupations as accessory activities, under the following provisions:

1828 A. The total floor area of the dwelling unit devoted to all home occupations shall  
1829 not exceed twenty percent of the dwelling unit.

1830 B. Areas within garages and storage buildings shall not be considered part of the  
1831 dwelling unit and may be used for activities associated with the home occupation;

1832 C. Total outdoor area of all home occupations shall be permitted as follows:

1833 1. For any lot less than one acre: Four hundred forty square feet; and

1834 2. For lots one acre or greater: One percent of the area of the lot, up to a  
1835 maximum of five thousand square feet.

1836 D. Outdoor storage areas and parking areas related to home occupations shall be:



- 1837           1. No less than twenty-five feet from any property line; and
- 1838           2. Screened along the portions of such areas that can be seen from an adjacent
- 1839 parcel or roadway by the:
- 1840           a. planting of Type II landscape buffering; or
- 1841           b. use of existing vegetation that meets or can be augmented with additional
- 1842 plantings to meet the intent of Type II landscaping((-));
- 1843           E. A home occupation or occupations is not limited in the number of employees
- 1844 that remain off-site. Regardless of the number of home occupations, the number of
- 1845 nonresident employees is limited to no more than three who work on-site at the same
- 1846 time and no more than three who report to the site but primarily provide services off-
- 1847 site((-));
- 1848           F. In addition to required parking for the dwelling unit, on-site parking is
- 1849 provided as follows:
- 1850           1. One stall for each nonresident employed on-site; and
- 1851           2. One stall for patrons when services are rendered on-site;
- 1852           G. Sales are limited to:
- 1853           1. Mail order sales;
- 1854           2. Telephone, Internet or other electronic commerce sales with off-site delivery;
- 1855           3. Items accessory to a service provided to patrons who receive services on the
- 1856 premises;
- 1857           4. Items grown, produced or fabricated on-site; and
- 1858           5. On sites five acres or larger, items that support agriculture, equestrian or
- 1859 forestry uses except for the following:



- 1860           a. motor vehicles and parts (North American Industrial Classification System  
1861 ("NAICS" Code 441);
- 1862           b. electronics and appliances (NAICS Code 443); and
- 1863           c. building material and garden equipments and supplies (NAICS Code 444);
- 1864       H. The home occupation or occupations do not:
- 1865           1. Use electrical or mechanical equipment that results in a change to the  
1866 occupancy type of the structure or structures used for the home occupation or  
1867 occupations;
- 1868           2. Cause visual or audible interference in radio or television receivers, or  
1869 electronic equipment located off-premises or fluctuations in line voltage off-premises; or
- 1870           3. Increase average vehicular traffic by more than four additional vehicles at any  
1871 given time;
- 1872       I. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 7:00  
1873 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;
- 1874       J. The following uses, by the nature of their operation or investment, tend to  
1875 increase beyond the limits permitted for home occupations. Therefore, the following  
1876 shall not be permitted as home occupations:
- 1877           1. Hotels, motels or organizational lodging;
- 1878           2. Dry cleaning((÷));
- 1879           3. Automotive towing services, automotive wrecking services and tow-in  
1880 parking lots; ((and))
- 1881           4. Recreational marijuana processor, recreational marijuana producer or  
1882 recreational marijuana retailer((-)); and



1883           5. Winery, brewery, distillery facility I, II, and III, and remote tasting room,  
1884 except that home occupation adult beverage businesses operating under an active  
1885 Washington state Liquor and Cannabis Board production license issued for their current  
1886 location before January 1, 2019, and where King County did not object to the location  
1887 during the Washington state Liquor and Cannabis Board license application process, shall  
1888 be considered legally nonconforming and allowed to remain in their current location  
1889 subject to K.C.C. 21A.32.020 through 21A.32.075 if the use is currently in compliance  
1890 with or is brought into compliance with the home occupation requirements of this section  
1891 within one year of the effective date of this ordinance. Such businesses remain subject to  
1892 all other applicable state and local regulations. The business operator for a  
1893 nonconforming home occupation shall obtain an adult beverage business license in  
1894 accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this  
1895 ordinance);

1896           K. Uses not allowed as home occupation may be allowed as a home industry  
1897 under K.C.C. chapter 21A.30; and

1898           L. The home occupation or occupations may use or store vehicles, as follows:

1899                 1. The total number of vehicles for all home occupations shall be:

1900                     a. for any lot five acres or less: two;

1901                     b. for lots greater than five acres: three; and

1902                     c. for lots greater than ten acres: four;

1903                 2. The vehicles are not stored within any required setback areas of the lot or on  
1904 adjacent streets; and

1905                 3. The parking area for the vehicles shall not be considered part of the outdoor



1906 storage area provided for in subsection C. of this section.

1907 SECTION 25. Ordinance 10870, Section 537, as amended, and K.C.C.

1908 21A.30.090 are each hereby amended to read as follows:

1909 A resident may establish a home industry as an accessory activity, as follows:

1910 A. The site area is one acre or greater;

1911 B. The area of the dwelling unit used for the home industry does not exceed fifty  
1912 percent of the floor area of the dwelling unit.

1913 C. Areas within attached garages and storage buildings shall not be considered  
1914 part of the dwelling unit for purposes of calculating allowable home industry area but  
1915 may be used for storage of goods associated with the home industry;

1916 D. No more than six nonresidents who work on-site at the time;

1917 E. In addition to required parking for the dwelling unit, on-site parking is  
1918 provided as follows:

1919 1. One stall for each nonresident employee of the home industry; and

1920 2. One stall for customer parking;

1921 F. Additional customer parking shall be calculated for areas devoted to the home  
1922 industry at the rate of one stall per:

1923 1. One thousand square feet of building floor area; and

1924 2. Two thousand square feet of outdoor work or storage area;

1925 G. Sales are limited to items produced on-site, except for items collected, traded  
1926 and occasionally sold by hobbyists, such as coins, stamps, and antiques;

1927 H. Ten feet of Type I landscaping are provided around portions of parking and  
1928 outside storage areas that are otherwise visible from adjacent properties or public rights-



1929 of-way;

1930 I. The department ensures compatibility of the home industry by:

1931 1. Limiting the type and size of equipment used by the home industry to those  
1932 that are compatible with the surrounding neighborhood;

1933 2. Providing for setbacks or screening as needed to protect adjacent residential  
1934 properties;

1935 3. Specifying hours of operation;

1936 4. Determining acceptable levels of outdoor lighting; and

1937 5. Requiring sound level tests for activities determined to produce sound levels  
1938 that may be in excess of those in K.C.C. chapter 12.88; ~~((and))~~)

1939 J. Recreational marijuana processors, recreational marijuana producers and  
1940 recreational marijuana retailers shall not be allowed as home industry; and

1941 K. Winery, brewery, distillery facility I, II, and III, and remote tasting room shall  
1942 not be allowed as home industry, except that home industry adult beverage businesses  
1943 operating under an active Washington state Liquor and Cannabis Board production  
1944 license issued for their current location before January 1, 2019, and where King County  
1945 did not object to the location during the Washington state Liquor and Cannabis Board  
1946 license application process, shall be considered legally nonconforming and allowed to  
1947 remain in their current location subject to K.C.C. 21A.32.020 through 21A.32.075 if the  
1948 use is currently in compliance with or is brought into compliance with the home industry  
1949 requirements of this section within one year of the effective date of this ordinance. Such  
1950 businesses remain subject to all other applicable state and local regulations. The business  
1951 operator for a nonconforming home industry shall obtain an adult beverage business



1952 license in accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of  
1953 this ordinance).

1954 SECTION 26. Ordinance 10870, Section 547, as amended, and K.C.C.  
1955 21A.32.100 are each hereby amended to read as follows:

1956 Except as provided by K.C.C. 21A.32.110, a temporary use permit shall be  
1957 required for any of the following:

1958 A. A use not otherwise permitted in the zone that can be made compatible for a  
1959 period of up to sixty days a year; ~~((or))~~

1960 B. The expansion of an established use that:

- 1961 1. Is otherwise allowed in the zone;  
1962 2. Is not inconsistent with the original land use approval;  
1963 3. Exceeds the scope of the original land use approval; and  
1964 4. Can be made compatible with the zone for a period of up to sixty days a year;

1965 or

1966 C. Events at a winery, brewery, distillery facility or remote tasting room that  
1967 include one or more of the following activities:

- 1968 1. Exceeds the permitted building occupancy;  
1969 2. Utilizes portable toilets;  
1970 3. Utilizes parking that exceeds the maximum number of spaces allowed by this

1971 Title on-site or utilizes off-site parking;

- 1972 4. Utilizes temporary stages;  
1973 5. Utilizes temporary tents or canopies that require a permit;  
1974 6. Utilizes traffic control for public rights-of-way; or



1975           7. Extends beyond stated hours of operation.

1976           SECTION 27. Ordinance 10870, Section 549, as amended, and K.C.C.

1977   21A.32.120 are each hereby amended to read as follows:

1978           Except as otherwise provided in this chapter or in K.C.C. chapter 21A.45,  
1979   temporary use permits shall be limited in duration and frequency as follows:

1980           A. The temporary use permit shall be effective for one year from the date of  
1981   issuance and may be renewed annually as provided in subsection D. of this section;

1982           B.1. The temporary use shall not exceed a total of sixty days in any three-  
1983   hundred(~~(( and ))~~)-sixty-five-day period. This (~~((requirement))~~) subsection B.1. applies only  
1984   to the days that the event or events actually take place.

1985           2. For a winery, brewery, distillery facility II and III in the A (~~((or RA))~~)  
1986   zone(~~((s))~~), the temporary use shall not exceed a total of two events per month and all  
1987   event parking (~~((for the events))~~) must be accommodated on site or managed through a  
1988   parking management plan approved by the director. This subsection B.2. applies only to  
1989   the days that the event or events actually take place;

1990           3. For a winery, brewery, distillery facility II and III in the RA zone, the  
1991   temporary use shall not exceed a total of twenty-four days in any three-hundred-sixty-  
1992   five-day period and all event parking must be accommodated on site or managed through  
1993   a parking management plan approved by the director. This subsection B.3. applies only  
1994   to the days that the event or events actually take place;

1995           4. For a winery, brewery, distillery facility II in the A or RA zones, in addition  
1996   to all other relevant facts, the department shall consider building occupancy and parking  
1997   limitations during permit review, and shall condition the number of guests allowed for a



1998 temporary use based on those limitations. The department shall not authorize attendance  
1999 of more than one hundred fifty guests.

2000 5. For a winery, brewery, distillery facility III in the A or RA zones, in addition  
2001 to all other relevant facts, the department shall consider building occupancy and parking  
2002 limitations during permit review, and shall condition the number of guests allowed for a  
2003 temporary use based on those limitations. The department shall not authorize attendance  
2004 of more than two hundred fifty guests.

2005 6. Events for any winery, brewery, distillery facility I in the RA zone, any  
2006 nonconforming winery, brewery, distillery facility home occupation, and any  
2007 nonconforming winery, brewery, distillery facility home industry shall be limited to two  
2008 per year, and limited to a maximum of fifty guests. If the event complies with this  
2009 chapter, a temporary use permit is not required for a special event for a winery, brewery,  
2010 distillery facility I in the RA zone, a nonconforming home occupation winery, brewery,  
2011 distillery facility or a nonconforming home industry winery, brewery, distillery facility.

2012 7. Special events shall not be permitted for any winery, brewery, distillery  
2013 facility I in the A zone. The permitting division shall not issue temporary use permits to  
2014 winery, brewery, distillery facility I uses in the A zone.

2015 C. The temporary use permit shall specify a date upon which the use shall be  
2016 terminated and removed; and

2017 D. A temporary use permit may be renewed annually for up to a total of five  
2018 consecutive years as follows:

2019 1. The applicant shall make a written request and pay the applicable permit  
2020 extension fees for renewal of the temporary use permit at least seventy days before the



2021 end of the permit period;

2022               2. The department must determine that the temporary use is being conducted in  
2023 compliance with the conditions of the temporary use permit;

2024               3. The department must determine that site conditions have not changed since  
2025 the original temporary permit was issued; and

2026               4. At least forty-five days before the end of the permit period, the department  
2027 shall notify property owners within five hundred feet of the property boundaries that a  
2028 temporary use permit extension has been requested and contact information to request  
2029 additional information or to provide comments on the proposed extension.

2030               SECTION 28. The King County executive shall conduct a demonstration project  
2031 to create and evaluate a remote tasting room demonstration project A as provided for in,  
2032 and consistent with, section 29 of this ordinance.

2033               NEW SECTION. SECTION 29. There is hereby added to K.C.C. chapter  
2034 21A.55 a new section to read as follows:

2035               A. The purpose of the remote tasting room demonstration project A is to:

2036                     1. Support agriculture and synergistic development of mixed use adult beverage  
2037 facilities in order to boost agritourism and the areas' reputations as food and adult-  
2038 beverage destinations;

2039                     2. Enable the county to determine if expanded adult beverage-based uses can be  
2040 permitted while maintaining the core functions and purposes of the Rural Area and  
2041 Agricultural zones;

2042                     3. Determine the impacts and benefits of the adult beverage industry on Rural  
2043 Area and Agricultural zoned areas, including the impacts and benefits of the industry on



2044 Agricultural Production Districts, and including those properties where the demonstration  
2045 project sites are located and the surrounding areas;

2046 4. Provide an opportunity for additional exposure for locally sourced and  
2047 produced agricultural products; and

2048 5. Identify and evaluate potential changes to countywide land use regulations to  
2049 support the development of additional areas of unincorporated King County that may  
2050 benefit from growth in agritourism.

2051 B. The demonstration project shall only be implemented on a site identified in  
2052 Attachment A to this ordinance.

2053 C. The use that the permitting division may approve under the remote tasting  
2054 room demonstration project A shall include only "remote tasting room" as defined in  
2055 section 13 of this ordinance.

2056 D.1. An application for a remote tasting room under this section may be submitted  
2057 in conjunction with an application for an adult beverage business license or a building  
2058 permit.

2059 2. Requests shall be submitted to the permitting division in writing, together  
2060 with any supporting documentation and must illustrate how the proposal meets the  
2061 criteria in subsection F. of this section.

2062 3. An application for a remote tasting room under this section shall be reviewed  
2063 as a Type I land use decision in accordance with K.C.C. 20.20.020.

2064 E. The department of local services, permitting division, shall administer the  
2065 demonstration project, and shall approve or deny a remote tasting room application under  
2066 this section based upon compliance with subsection F. of this section. Approval or denial



of a remote tasting room application shall not be construed as applying to any other development application either within the demonstration project area or elsewhere in the county.

F.1. A remote tasting room under this section may be approved, subject to the following:

a. One or more winery, brewery, distillery facility I, II or III may operate within one remote tasting room;

b. The aggregated total space devoted to remote tasting room activities shall be limited to one thousand square feet of gross floor area, not including areas devoted to storage, restrooms, and similar nonpublic areas;

c. Notwithstanding subsection F.1.b. of this section, an additional five hundred square feet of immediately adjacent outdoor space may be used for tasting, subject to applicable state regulations limiting sale, service and consumption of alcoholic beverages;

d. Incidental retail sales of products and merchandise related to the products being tasted is allowed;

e. The hours of operation for the tasting room shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.;

f. Each business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this ordinance);



g. Each remote tasting room business operator shall have proof of Washington state Liquor and Cannabis Board approval;

h. Events shall be limited to two per year, and limited to no more than fifty guests. As long as the event complies with this section, a temporary use permit is not required for a special event;

i. Off-street parking shall be provided in accordance with the parking ratios for remote tasting room uses in K.C.C. 21A.18.030. Off-Street parking is limited to a maximum of one space per fifty square feet of tasting and retail areas; and

j. The use shall be consistent with general health, safety and public welfare standards, and shall not violate state or federal law.

2. This section supersedes other variance, modification or waiver criteria of K.C.C. Title 21A.

3. 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.

G. Demonstration project applications shall be accepted by the permitting division for three years from the effective date of this ordinance. Complete applications submitted before the end of the three years shall be reviewed and decided on by the permitting division.

H. Starting one year after the effective date of this ordinance, and each year for four years thereafter, the executive shall prepare and transmit to the council preliminary evaluations of remote tasting room demonstration project A. These preliminary evaluation reports shall include:



- 2113           1. A list of remote tasting room demonstration project applications submitted,  
2114 reviewed and decided;
- 2115           2. Comments received from neighboring residents, including code complaints, if  
2116 any, related to the applications received and approved or the demonstration project;
- 2117           3. Comments received from neighboring cities and community service areas;
- 2118           4. Comments received from project applicants attempting to utilize the  
2119 demonstration project, including the application and review process, and the criteria for  
2120 approving remote tasting rooms;
- 2121           5. Comments received from customers of the project applicants' businesses;
- 2122           6. A description of known interactions or relationships between projects  
2123 approved under the demonstration project and nearby agricultural users and lands, such  
2124 as additional exposure for local agricultural products;
- 2125           7. An inventory of remaining parcels or properties available for development  
2126 under the demonstration project; and
- 2127           8. Any known recommended code changes that would further the purposes of  
2128 the demonstration project.
- 2129           I. Within ninety days of five years after the effective date of this ordinance, the  
2130 permitting division shall prepare a draft final report and proposed permanent code  
2131 changes that includes the information compiled under subsection H. of this section, and  
2132 include the following:
- 2133           1. Evaluation of the parking requirements, including whether the parking ratios  
2134 required in K.C.C. chapter 21A.18 for production facilities and for remote tasting rooms  
2135 provide sufficient, but not excessive, parking;



2136           2. Description of the industry standards for tasting room hours for wineries,  
2137 breweries and distilleries; evaluation of the tasting room hours allowed under the  
2138 demonstration project, and the benefits or negative impacts of these hours relative to the  
2139 purposes of the demonstration project;

2140           3. Outreach to those projects approved through the demonstration project, with  
2141 requested information to include, at a minimum:

- 2142           a. when they were approved by the permitting division;
- 2143           b. when they opened subsequent to that approval;
- 2144           c. whether they are still operating at the time of the final report; and
- 2145           d. any recommendations on final regulations;

2146           4. Evaluation of the permit review timelines for the demonstration project  
2147 applications; and

2148           5. A recommendation on permanent code changes, or further demonstration  
2149 project requirements, regarding remote tasting rooms.

2150           J. The permitting division shall include a public comment period for the  
2151 permitting division's draft evaluation described in subsection I. of this section. The  
2152 public comment period shall last at least forty-five days beginning with the date of  
2153 publication in the newspapers of record for the demonstration project areas identified in  
2154 Attachment A to this ordinance. As part of the public comment period, the permitting  
2155 division shall:

2156           1. Publish notice of the draft evaluation's availability in each newspaper of  
2157 record, including locations where the draft evaluation is available;

2158           2. Send notice and request for comment to the water districts for the



2159 demonstration project areas identified in Attachment A to this ordinance;

2160           3. Request comments from any developer that has applied for approval under  
2161 the demonstration project;

2162           4. Provide a copy at the local libraries for the demonstration project areas  
2163 identified in Attachment A to this ordinance;

2164           5. Post an electronic copy on the permitting division's website; and

2165           6. Send electronic notice to the clerk of the council, who shall retain the original  
2166 email and provide an electronic copy to all councilmembers, the council chief of staff and  
2167 the lead staff for the local services, regional roads and bridges committee, or its  
2168 successor.

2169           K. After the public comment period has ended, the permitting division shall  
2170 prepare a final evaluation of the remote tasting room demonstration project A,  
2171 incorporating or responding to the comments received. Within sixty days of the end of  
2172 the public comment period, the executive shall file a final evaluation report, a motion that  
2173 should accept the report, and an ordinance that implements any proposed permanent code  
2174 changes.

2175           L. For each preliminary evaluation, and the final report and proposed legislation,  
2176 the reports shall be filed in the form of a paper original and an electronic copy with the  
2177 clerk of the council, who shall retain the original and provide an electronic copy to all  
2178 councilmembers, the council chief of staff and the lead staff for the local services,  
2179 regional roads and bridges committee, or its successor.

2180           SECTION 30. The King County executive shall conduct a demonstration project  
2181 to create and evaluate a special event demonstration project B as provided for in, and



2182 consistent with, section 31 of this ordinance.

2183 NEW SECTION. SECTION 31. There is hereby added to K.C.C. chapter

2184 21A.55 a new section to read as follows:

2185 A. The purpose of the special events demonstration project B is to:

2186 1. Support agriculture and synergistic development of adult beverage facilities  
2187 in order to boost agritourism and the Sammamish valley's reputation as a food and adult  
2188 beverage destination;

2189 2. Enable the county to determine if the number of special events held at adult  
2190 beverage-facilities can be increased while maintaining the core functions and purposes of  
2191 the Rural Area and Agricultural zones;

2192 3. Identify the impacts and benefits of adult beverage industry special events on  
2193 Rural Area and Agricultural zoned communities including Agricultural Production  
2194 Districts, properties where the demonstration projects are located, and surrounding areas;

2195 4. Provide an opportunity for additional exposure for locally sourced and  
2196 produced agricultural products; and

2197 5. Identify and evaluate potential changes to countywide land use regulations to  
2198 support the development of additional areas of unincorporated King County that may  
2199 benefit from growth in agritourism.

2200 B. A special event demonstration project shall only be implemented on a site  
2201 identified in Attachment B to this ordinance.

2202 C. As part of the demonstration project B, the permitting division may, for a  
2203 winery, brewery, distillery facility III, consolidate temporary use review for special  
2204 events under K.C.C. 21A.32.100 through 21A.32.140, with conditional use review under



2205 K.C.C. 21A.44.040, and applicable to those uses under K.C.C. 21A.08.080;

2206 D.1. Demonstration project B applications shall include review of:

2207 a. a conditional use permit, or conditional use permit modification or  
2208 expansion, for a winery, brewery, distillery facility III; and

2209 b. a temporary use permit for special events associated with the winery,  
2210 brewery, distillery facility III.

2211 2. The joint conditional use permit and temporary use permit application shall  
2212 include a request in writing to apply for the special event demonstration project, together  
2213 with supporting documentation and must illustrate how the proposal meets the criteria in  
2214 subsection F. and G. of this section and the criteria in K.C.C. 21A.44.020 and  
2215 21A.44.040.

2216 3. As part of the joint conditional use and temporary use permit review process,  
2217 the applicant shall be required to pay all required fees for a conditional use permit. The  
2218 temporary use permit fees in K.C.C. 27.10.170.D. shall be waived for the joint permit  
2219 review process.

2220 4. An application for a special event demonstration project under this section  
2221 shall be reviewed as a Type II land use decision in accordance with K.C.C. 20.20.020. As  
2222 part of the joint conditional use and temporary use permit review, the review procedures  
2223 in K.C.C. chapters 20.20, 20.44 and 21A.42 shall be applied, and compliance with K.C.C.  
2224 21A.44.020 and K.C.C. 21A.44.040 shall be met.

2225 5. Any deadline in this subsection shall be adjusted to include the time for  
2226 appeal of all or any portion of the project approval.

2227 E. The department of local services, permitting division, shall administer the



demonstration project, and shall approve or deny the special event demonstration project under this section as part of a joint conditional use permit and temporary use permit based upon compliance with subsections F. and G. of this section. Approval or denial of a special event demonstration project shall not be construed as applying to any other development application either within the demonstration project area or elsewhere in the county, and shall not render uses authorized under this section "otherwise permitted in the zone" under K.C.C. 21A.32.100.A.

F.1. A special event demonstration project shall be subject to all King County Code provisions except that permitting division may waive the following development regulations during the joint conditional use permit and temporary use permit review:

a. K.C.C. 21A.32.100 through 21A.32.140; and

b. K.C.C. 21A.08.080.B.12.1.;

2. A temporary use permit approved under this demonstration project may be renewed up to four times annually in accordance with K.C.C. 21A.32.120.D. After a special event demonstration project temporary use permit expires, the permitting division shall review any subsequent temporary use permit application for the demonstration project site in accordance with all applicable temporary use review processes and any future events shall be subject to all regulations in place at the time a complete application is submitted.

G. Approval of a special event demonstration project authorized by this section shall impose conditions regarding:

a. the number of guests allowed for a temporary use, which shall be subject to building occupancy limits, but in no case more than two hundred fifty guests;



- 2251           b. parking limits or parking plan;
- 2252           c. the number of events allowed per year, which shall occur on no more than
- 2253 sixty days per year; and
- 2254           d. reasonable measures to provide notification to the permitting division and
- 2255 the public on the time, date, duration and size of special events authorized under the
- 2256 demonstration project, which could include, but is not limited to, posting the information
- 2257 on the operator's website or on-site.
- 2258           2. During the duration of the special event demonstration project, and only for
- 2259 the purposes of the special event demonstration project, parcels within the special event
- 2260 demonstration project area identified in Attachment B to this ordinance may not be
- 2261 consolidated to meet the minimum lot size required for a winery, brewery, distillery
- 2262 facility III.
- 2263           3. Special event demonstration projects shall be consistent with general health,
- 2264 safety and public welfare standards, and shall not violate state or federal law.
- 2265           H. Special event demonstration project applications shall be accepted by the
- 2266 permitting division for three years from the effective date of this ordinance. Complete
- 2267 applications submitted before the end of the three years shall be reviewed and decided on
- 2268 by the permitting division.
- 2269           I. Beginning one year after the effective date of this ordinance, and each year for
- 2270 four years thereafter, the executive shall prepare and transmit to the council preliminary
- 2271 evaluations of special event demonstration project B. These preliminary evaluation
- 2272 reports shall include:
- 2273           1. A list of demonstration project applications submitted, reviewed and decided;



- 2274           2. Comments received from neighboring residents, including code complaints, if  
2275 any, related to the applications received and approved, or the demonstration project;
- 2276           3. Comments received from neighboring cities and community service areas;
- 2277           4. Comments received from project applicants attempting to utilize the  
2278 demonstration project, including the application and review process, and the criteria for  
2279 approving special event demonstration projects;
- 2280           5. Comments received from customers of the project applicants' businesses;
- 2281           6. A description of known interactions or relationships between projects  
2282 approved under the demonstration project and nearby agricultural users and lands, such  
2283 as additional exposure for local agricultural products;
- 2284           7. An inventory of remaining parcels or properties available for development  
2285 under the demonstration project;
- 2286           8. A description of the number and size of the events and the parking plans  
2287 approved through the joint conditional use permit and temporary use permit process; and
- 2288           9. Any known recommended code changes that would further the purposes of  
2289 the demonstration project.
- 2290           J. Within ninety days of five years after the effective date of this ordinance, the  
2291 permitting division shall prepare a draft final report and proposed permanent code  
2292 changes, that includes the information compiled under subsection I. of this section, and  
2293 includes the following:
- 2294           1. Evaluation of water use by winery, brewery, distillery facility III uses,  
2295 including amount of water used, impacts to watershed basins, impacts to public water  
2296 systems, and whether these facilities should be required to connect to a Group A or



2297 Group B system;

2298           2. Evaluation of the parking requirements, including whether the parking ratios  
2299 required in K.C.C. chapter 21A.18 for production facilities, associated tasting rooms, and  
2300 special events provide sufficient, but not excessive, parking;

2301           3. Outreach to those applicants with projects approved through the  
2302 demonstration project, with requested information to include, at a minimum:

- 2303           a. when they were approved by the permitting division;
- 2304           b. when they opened subsequent to that approval;
- 2305           c. whether they are still operating at the time of the final report; and
- 2306           d. any recommendations on final regulations;

2307           4. An evaluation of the requirements for temporary use permits for special  
2308 events for all winery, brewery, distillery facilities, home occupations, home industries,  
2309 and remote tasting rooms. This shall include, at a minimum:

- 2310           a. an evaluation of the minimum requirements for obtaining a temporary use  
2311 permit established in K.C.C. 21A.32.100 and 21A.32.120, and whether they should be  
2312 modified;
- 2313           b. an evaluation of what is considered an "industry standard event" for a  
2314 winery, brewery, distillery facility or remote tasting room. As a guideline, an "industry  
2315 standard event" may mean an event that is essential to the operation of the business and is  
2316 directly related to the business, such as a release party or dinner for club members. The  
2317 evaluation shall include recommendations on what types of industry standard events  
2318 should require a temporary use permit, based on the scale of the event or any other factor  
2319 the executive deems relevant;



2320 c. an evaluation of what is not an "industry standard event," such as renting out  
2321 space for an event that is unrelated to the business. Those types of events typically  
2322 require a temporary use permit;

2323 d. a recommended set of specific temporary use permit triggers related to  
2324 special events for winery, brewery, distillery facilities, nonconforming home occupations  
2325 and home industries and remote tasting rooms;

2326 e. a recommendation of the maximum number of special events that should be  
2327 allowed for winery, brewery, distillery facilities, nonconforming home occupations and  
2328 home industries and remote tasting rooms;

2329 f. a description of the current temporary use permit review process, and an  
2330 evaluation of and recommendations for simplification of the temporary use permit review  
2331 process, including, but not limited to, code requirements, internal process and procedures,  
2332 and fees;

2333 g. an evaluation of the current two per year limit on events that may be held  
2334 without a permit, and whether that limitation should be modified;

2335 h. an evaluation of the limits on the number of guests in K.C.C. 21A.32.120,  
2336 and whether those limitations should be modified; and

2337 i. an evaluation of the public notice requirements for special events allowed for  
2338 winery, brewery, and distillery facilities, and whether those requirements should be  
2339 modified;

2340 5. Evaluation of the consolidated permit review process, including permit  
2341 review timelines for the demonstration project applications compared to review times for  
2342 similar types of projects that do not use the demonstration project allowance for



2343 consolidated review under this section, the cost to the applicant and the cost for the  
2344 county to administer and review the demonstration project applications;

2345           6. Evaluation of stormwater and surface water issues within Overlay B, impacts  
2346 on downstream properties and agricultural land, and potential remedies for identified  
2347 stormwater and surface water issues; and

2348           7. A recommendation on permanent code changes, or further demonstration  
2349 project requirements, regarding special events.

2350           K. The permitting division shall include a public comment period for the draft  
2351 evaluation described in subsection J. of this section. The public comment period shall be  
2352 at least forty-five days beginning with the date of publication in the newspapers of record  
2353 for the demonstration project areas identified in Attachment B to this ordinance. As part  
2354 of the public comment period, the permitting division shall:

2355           1. Publish notice of the draft evaluation's availability in each newspaper of  
2356 record, including locations where the draft evaluation is available;

2357           2. Send notice and request for comment to the water districts for the  
2358 demonstration project areas identified in Attachment B to this ordinance;

2359           3. Request comments from any developer that has applied for approval under  
2360 the demonstration project;

2361           4. Provide a copy at the local libraries for the demonstration project areas  
2362 identified in Attachment B to this ordinance;

2363           5. Post an electronic copy on the permitting division's website; and

2364           6. Send electronic notice to the clerk of the council, who shall retain the original  
2365 email and provide an electronic copy to all councilmembers, the council chief of staff and



2366 the lead staff for the local services, regional roads and bridges committee, or its  
2367 successor.

2368 L. After the public comment period has ended, the permitting division shall  
2369 prepare a final evaluation of the special event demonstration project B, incorporating or  
2370 responding to the comments received. Within sixty days of the end of the end of the  
2371 public comment period, the executive shall file a final evaluation report, a motion that  
2372 should accept the report, and an ordinance that implements any proposed permanent code  
2373 changes.

2374 M. For each preliminary evaluation, and the final report and proposed legislation,  
2375 the reports shall be filed in the form of a paper original and an electronic copy with the  
2376 clerk of the council, who shall retain the original and provide an electronic copy to all  
2377 councilmembers, the council chief of staff and the lead staff for the local services,  
2378 regional roads and bridges committee, or its successor.

2379 SECTION 32. Ordinance 13623, Section 37, as amended, and K.C.C. 23.32.010  
2380 are each hereby amended to read as follows:

2381 A.1. Civil fines and civil penalties for civil code violations shall be imposed for  
2382 remedial purposes and shall be assessed for each violation identified in a citation, notice  
2383 and order, voluntary compliance agreement or stop work order pursuant to the following  
2384 schedule:

a. citations, except for winery, brewery, distillery facility I, II  
and III and remote tasting room:

- |  |       |
|--|-------|
| (1) with no previous similar code violations                 | \$100 |
| (2) with no previous code violations of K.C.C. chapter 12.86 | \$125 |



within the past twelve months

(3) with one previous code violation of K.C.C. chapter 12.86 \$250

within the past twelve months

(4) with one or more previous similar code violations, or with \$500  
two previous code violations of K.C.C. chapter 12.86 within the  
past twelve months

(5) with two or more previous violations of K.C.C. Title 10, or Double the rate  
three or more previous code violations of K.C.C. chapter 12.86 of the previous  
within the past twelve months penalty

b. citations for violations of winery, brewery, distillery facility I,  
II and III and remote tasting room zoning conditions, including but  
not limited to unapproved events;

(1) with no previous similar code violations \$500

(2) with one or more previous similar code violations within \$1,000  
the past twelve months;

c. violation of notice and orders and stop work orders:

(1) stop work order basic penalty \$500

(2) voluntary compliance agreement and notice and order basic \$25  
penalty

(3) additional initial penalties may be added in the following  
amounts for violations where there is:

(a) public health risk \$15

(b) environmental damage risk \$15

(c) damage to property risk \$15

(d) one previous similar code violation \$25



(e) two previous similar code violations \$50

(f) three or more previous similar code violations \$75

(g) economic benefit to person responsible for violation \$25

~~((e-))~~ d. cleanup restitution payment: as specified in K.C.C.

23.02.140.

~~((d-))~~ e. reinspection following the issuance of a notice and order, if the violation has not been abated in accordance with the notice and order:

(1) first reinspection, which shall occur no sooner than the day \$150 following the date compliance is required by the notice and order

(2) second reinspection, which shall occur no sooner than \$300 fourteen days following the first reinspection

(3) third reinspection, which shall occur no sooner than \$450 fourteen days following the second reinspection

(4) reinspection after the third reinspection, which shall only be \$450 conducted immediately preceding an administrative or court ordered abatement or at the direction of the prosecuting attorney for the purpose of presenting evidence in the course of litigation or administrative hearing against the person responsible for code compliance

2385 2. For the purposes of this section, previous similar code violations that can  
2386 serve as a basis for a higher level of civil penalties include violations of the same chapter  
2387 of the King County Code. Any citation, stop work order or notice and order previously  
2388 issued by the department shall not constitute a previous code violation for the purposes of  
2389 this section if that stop work order or notice and order was appealed and subsequently

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2390 reversed.

2391           B. The penalties assessed pursuant to this section for any failure to comply with a  
2392 notice and order or voluntary compliance agreement shall be assessed daily, according to  
2393 the schedule in subsection A of this section, for the first thirty days following the date the  
2394 notice and order or voluntary compliance agreement required the code violations to have  
2395 been cured. If after thirty days the person responsible for code compliance has failed to  
2396 satisfy the notice and order or voluntary compliance agreement, penalties shall be  
2397 assessed daily at a rate of double the rate for the first thirty days. Penalties may be  
2398 assessed daily until the person responsible for code compliance has fully complied with  
2399 the notice and order.

2400           C. Penalties based on violation of a stop work order shall be assessed, according  
2401 to the schedule in subsection A. of this section, for each day the department determines  
2402 that work or activity was done in violation of the stop work order.

2403           D. Citations and cleanup restitution payments shall only be subject to a one-time  
2404 civil penalty.

2405           E. The director may suspend the imposition of additional civil penalties if the  
2406 person responsible for code compliance has entered into a voluntary compliance  
2407 agreement. If the person responsible for code compliance enters into a voluntary  
2408 compliance agreement and cures the code violations, the director may also waive all or  
2409 part of the accrued civil penalties in accordance with K.C.C. 23.32.050. Penalties shall  
2410 begin to accrue again pursuant to the terms of the voluntary compliance agreement if any  
2411 necessary permits applied for are denied, canceled or not pursued, or if corrective action  
2412 identified in the voluntary compliance agreement is not completed as specified.



2413 F. The civil penalties in this section are in addition to, and not in lieu of, any  
2414 penalties, sanctions, restitution or fines provided for in any other provisions of law.

2415 SECTION 33. A. The executive shall transmit a report and proposed ordinance  
2416 that evaluates the efficacy of the regulations for winery, brewery, distillery facilities and  
2417 remote tasting rooms adopted as part of this ordinance. The report shall include, at a  
2418 minimum:

2419 1. An evaluation of the effectiveness of the citation and civil fine structure in  
2420 K.C.C. 23.32.010 adopted for winery, brewery, distillery and remote tasting room uses as  
2421 part of this ordinance, and a recommended citation and civil fine structure, if the  
2422 evaluation finds that the current structure is not effective or could be modified to increase  
2423 effectiveness;

2424 2. An evaluation of the impacts that urban uses within urban growth area have  
2425 on rural character and adjacent rural areas outside the urban growth area, and  
2426 recommendations for how to reduce impact of those urban uses;

2427 3. Analysis of product content requirement adopted as part of this ordinance for  
2428 winery, brewery distillery facilities in the Agriculture zone. Include, at a minimum, an  
2429 evaluation of requiring sixty percent of product content to be grown on-site, sixty percent  
2430 of product content to be grown in Puget Sound Counties, or allowing these facilities as  
2431 agricultural accessory uses in accordance with WAC 365-196-815, and a  
2432 recommendation for how these facilities should be regulated in the Agriculture zone to  
2433 comply with the requirements for agricultural production areas under the Growth  
2434 Management Act; and

2435 4. Analysis of winery, brewery, distillery facility I as interim use in the



2436 Agriculture zone, and evaluation of the effectiveness of the regulations adopted by this  
2437 ordinance, the impacts to the agricultural production districts, and any recommended  
2438 changes to the regulations regarding winery, brewery, distillery facility and remote  
2439 tasting rooms, adopted by this ordinance.

2440           B. The report and proposed ordinance shall be transmitted to the council with a  
2441 motion that should accept the report and a proposed ordinance making recommended  
2442 code changes, concurrently with the final evaluations required in sections 29 and 31 of  
2443 this ordinance, in the form of a paper original and an electronic copy to the clerk of the  
2444 council, who shall retain the original and provide an electronic copy to all  
2445 councilmembers, the council chief of staff and the lead staff for the local services,  
2446 regional roads and bridges committee, or its successor.

2447           SECTION 34. Severability. If any provision of this ordinance or its application



2448 to any person or circumstance is held invalid, the remainder of the ordinance or the  
2449 application of the provision to other persons or circumstances is not affected.  
2450

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

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Rod Dembowski, Chair

ATTEST:

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Melani Pedroza, Clerk of the Council

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

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Dow Constantine, County Executive

**Attachments:** A. Map Amendment #1-Remote Tasting Room Demonstration Project A dated March 11, 2019, B. Map Amendment #2-Special Event Demonstration Project B dated March 11, 2019



**Map Amendment # 1- Remote Tasting Room Demonstration Project A****Sammamish Valley near the City of Woodinville, Vashon Rural Town, and Fall City Rural Town****AMENDMENT TO THE KING COUNTY ZONING ATLAS**

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Amend Sections 14 and 23, Township 26, Range 5, and Sections 29, 30, 31 and 32, Township 23, Range 3, and Sections 14 and 15, Township 24, Range 7, as follows:

**ZONING**

Apply the Demonstration Project (-DPA) established in Ordinance XXXXX (Proposed Ordinance 2018-0241), Section 28, to the following parcels. Make no other changes to the land use designation or zoning:

Parcel	Current Zoning	Area
2481600120	RA-2.5	Sammamish Valley
3404700026	RA-2.5	Sammamish Valley
3404700027	RA-2.5	Sammamish Valley
3404700030	RA-2.5-SO	Sammamish Valley
3404700031	RA-2.5-SO	Sammamish Valley
3404700035	RA-2.5-SO	Sammamish Valley
3404700040	RA-2.5-SO	Sammamish Valley
3404700041	RA-2.5-SO	Sammamish Valley
3404700043	RA-2.5-SO	Sammamish Valley
3404700050	RA-2.5-SO	Sammamish Valley
3404700055	RA-2.5-SO	Sammamish Valley
3404700057	RA-2.5-SO	Sammamish Valley
3407700006	RA-2.5-SO	Sammamish Valley
2846200005	CB-P-SO	Vashon Rural Town
2846200010	CB-P-SO	Vashon Rural Town
2846200025	CB-P-SO	Vashon Rural Town
2846200030	CB-P-SO	Vashon Rural Town



Parcel	Current Zoning	Area
2846200040	CB-P-SO	Vashon Rural Town
2846200050	CB-P-SO	Vashon Rural Town
2846200065	CB-P-SO	Vashon Rural Town
2846200070	CB-P-SO	Vashon Rural Town
2846200075	CB-P-SO	Vashon Rural Town
2846200080	CB-P-SO	Vashon Rural Town
2846200085	CB-P-SO	Vashon Rural Town
2846200086	CB-P-SO	Vashon Rural Town
2846200090	CB-P-SO	Vashon Rural Town
2846200092	CB-P-SO	Vashon Rural Town
2846200100	CB-P-SO	Vashon Rural Town
2846200105	CB-P-SO	Vashon Rural Town
2846200110	CB-P-SO	Vashon Rural Town
2846200115	CB-P-SO	Vashon Rural Town
2923039068	CB-P-SO	Vashon Rural Town
2923039094	CB-P-SO	Vashon Rural Town
2923039106	CB-P-SO	Vashon Rural Town
2923039113	CB-P-SO	Vashon Rural Town
2923039114	CB-P-SO	Vashon Rural Town
2923039121	CB-P-SO	Vashon Rural Town
2923039135	CB-P-SO	Vashon Rural Town
2923039136	CB-P-SO	Vashon Rural Town
2923039147	CB-P-SO	Vashon Rural Town
2923039158	CB-P-SO	Vashon Rural Town
2923039160	CB-P-SO	Vashon Rural Town
2923039161	CB-P-SO	Vashon Rural Town
2923039183	CB-P-SO	Vashon Rural Town
2923039198	CB-P-SO	Vashon Rural Town
2923039291	CB-P-SO	Vashon Rural Town
2923039295	CB-P-SO	Vashon Rural Town
3023039036	CB-P-SO	Vashon Rural Town
3023039039	CB-P-SO	Vashon Rural Town
3023039041	CB-P-SO	Vashon Rural Town
3023039050	CB-P-SO	Vashon Rural Town
3023039051	CB-P-SO	Vashon Rural Town
3023039054	CB-P-SO	Vashon Rural Town
3023039056	CB-P-SO	Vashon Rural Town
3023039061	CB-P-SO	Vashon Rural Town
3023039062	CB-P-SO	Vashon Rural Town
3023039073	CB-P-SO	Vashon Rural Town



Parcel	Current Zoning	Area
3023039090	CB-P-SO	Vashon Rural Town
3023039097	CB-P-SO	Vashon Rural Town
3023039108	CB-P-SO	Vashon Rural Town
3023039111	CB-P-SO	Vashon Rural Town
3023039122	CB-P-SO	Vashon Rural Town
3023039125	CB-P-SO	Vashon Rural Town
3023039160	CB-P-SO	Vashon Rural Town
3023039161	CB-P-SO	Vashon Rural Town
3023039187	CB-P-SO	Vashon Rural Town
3023039204	CB-P-SO	Vashon Rural Town
3123039004	CB-P-SO	Vashon Rural Town
3123039010	CB-P-SO	Vashon Rural Town
3123039011	CB-P-SO	Vashon Rural Town
3123039030	CB-P-SO	Vashon Rural Town
3123039033	CB-P-SO	Vashon Rural Town
3123039035	CB-P-SO	Vashon Rural Town
3123039041	CB-P-SO	Vashon Rural Town
3123039053	CB-P-SO	Vashon Rural Town
3123039055	CB-P-SO	Vashon Rural Town
3123039059	CB-P-SO	Vashon Rural Town
3123039061	CB-P-SO	Vashon Rural Town
3123039067	CB-P-SO	Vashon Rural Town
3123039071	CB-P-SO	Vashon Rural Town
3123039072	CB-P-SO	Vashon Rural Town
3123039075	CB-P-SO	Vashon Rural Town
3123039086	CB-P-SO	Vashon Rural Town
3123039087	CB-P-SO	Vashon Rural Town
3123039088	CB-P-SO	Vashon Rural Town
3123039107	CB-P-SO	Vashon Rural Town
3123039126	CB-P-SO	Vashon Rural Town
3123039130	CB-P-SO	Vashon Rural Town
3123039131	CB-P-SO	Vashon Rural Town
3123039134	CB-P-SO	Vashon Rural Town
3123039135	CB-P-SO	Vashon Rural Town
3123039166	CB-P-SO	Vashon Rural Town
3223039016	CB-P-SO	Vashon Rural Town
3223039017	CB-P-SO	Vashon Rural Town
3223039018	CB-P-SO	Vashon Rural Town
3223039019	CB-P-SO	Vashon Rural Town
3223039020	CB-P-SO	Vashon Rural Town



Parcel	Current Zoning	Area
3223039021	CB-P-SO	Vashon Rural Town
3223039022	CB-P-SO	Vashon Rural Town
3223039023	CB-P-SO	Vashon Rural Town
3223039024	CB-P-SO	Vashon Rural Town
3223039076	CB-P-SO	Vashon Rural Town
3223039083	CB-P-SO	Vashon Rural Town
3223039091	CB-P-SO	Vashon Rural Town
3223039092	CB-P-SO	Vashon Rural Town
3223039103	CB-P-SO	Vashon Rural Town
3223039112	CB-P-SO	Vashon Rural Town
3223039113	CB-P-SO	Vashon Rural Town
3223039114	CB-P-SO	Vashon Rural Town
3223039133	CB-P-SO	Vashon Rural Town
8883500000	CB-P-SO	Vashon Rural Town
8884400010	CB-P-SO	Vashon Rural Town
8884400020	CB-P-SO	Vashon Rural Town
0943100005	CB-SO	Fall City Rural Town
0943100420	CB-SO	Fall City Rural Town
1424079050	CB-P-SO	Fall City Rural Town
1524079004	CB-SO	Fall City Rural Town
1524079006	CB-SO	Fall City Rural Town
1524079007	CB-SO	Fall City Rural Town
1524079059	CB-SO	Fall City Rural Town
1524079079	CB-SO	Fall City Rural Town
1524079182	CB-SO	Fall City Rural Town
2475900005	CB-SO	Fall City Rural Town
2475900025	CB-SO	Fall City Rural Town
2475900030	CB-SO	Fall City Rural Town
2475900050	CB-SO	Fall City Rural Town
2475900052	CB-SO	Fall City Rural Town
2475900054	CB-SO	Fall City Rural Town
2475900065	CB-SO	Fall City Rural Town
2475900075	CB-SO	Fall City Rural Town
2475900080	CB-SO	Fall City Rural Town
2475900085	CB-SO	Fall City Rural Town
2475900105	CB-SO	Fall City Rural Town
2475900110	CB-SO	Fall City Rural Town
2475900120	CB-SO	Fall City Rural Town
2475900125	CB-SO	Fall City Rural Town
2475900140	CB-SO	Fall City Rural Town



Parcel	Current Zoning	Area
2475900155	CB-SO	Fall City Rural Town
2475900170	CB-SO	Fall City Rural Town
2475900190	CB-SO	Fall City Rural Town
2475900194	CB-SO	Fall City Rural Town
2475900195	CB-SO	Fall City Rural Town
2475900210	CB-SO	Fall City Rural Town
2475900240	CB-SO	Fall City Rural Town
2475900250	CB-SO	Fall City Rural Town
2475900265	CB-SO	Fall City Rural Town
2475900266	CB-SO	Fall City Rural Town
2475900280	CB-SO	Fall City Rural Town
2475900285	CB-SO	Fall City Rural Town
2475900305	CB-SO	Fall City Rural Town
2475900320	CB-SO	Fall City Rural Town
2475900330	CB-SO	Fall City Rural Town
2475900340	CB-SO	Fall City Rural Town
2475900355	CB-SO	Fall City Rural Town
2475900356	CB-SO	Fall City Rural Town
2475900370	CB-SO	Fall City Rural Town
2475900385	CB-SO	Fall City Rural Town
2475900395	CB-SO	Fall City Rural Town
2475900405	CB-SO	Fall City Rural Town
2475900445	CB-SO	Fall City Rural Town
2475900460	CB-P-SO	Fall City Rural Town
2475900805	CB-SO	Fall City Rural Town
2475900807	CB-SO	Fall City Rural Town
2475900810	CB-SO	Fall City Rural Town
6730700005	CB-SO	Fall City Rural Town
6730700050	CB-SO	Fall City Rural Town
6730700060	CB-SO	Fall City Rural Town
6730700075	CB-SO	Fall City Rural Town
6730700081	CB-SO	Fall City Rural Town
6730700275	CB-SO	Fall City Rural Town
6730700285	CB-SO	Fall City Rural Town
6730700305	CB-SO	Fall City Rural Town
6730700315	CB-SO	Fall City Rural Town

Apply the Demonstration Project (-DPA) established in Ordinance XXXXX (Proposed Ordinance 2018-0241), Section 28, to only the portion of the following parcels indicated in the chart and on the accompanying map. Make no other changes to the land use designation or zoning:



27

Parcel Number	Current Zoning	Area	Portion
3023039096	CB-P-SO & RA-5	Vashon Rural Town	Only the portion that is zoned CB-P-SO. Excludes portion zoned RA-5
3123039128	CB-P-SO & R-8-SO	Vashon Rural Town	Only the portion that is zoned CB-P-SO. Excludes portion zoned R-8-SO
3123039132	CB-P-SO & R-8-SO	Vashon Rural Town	Only the portion that is zoned CB-P-SO. Excludes portion zoned R-8-SO

28

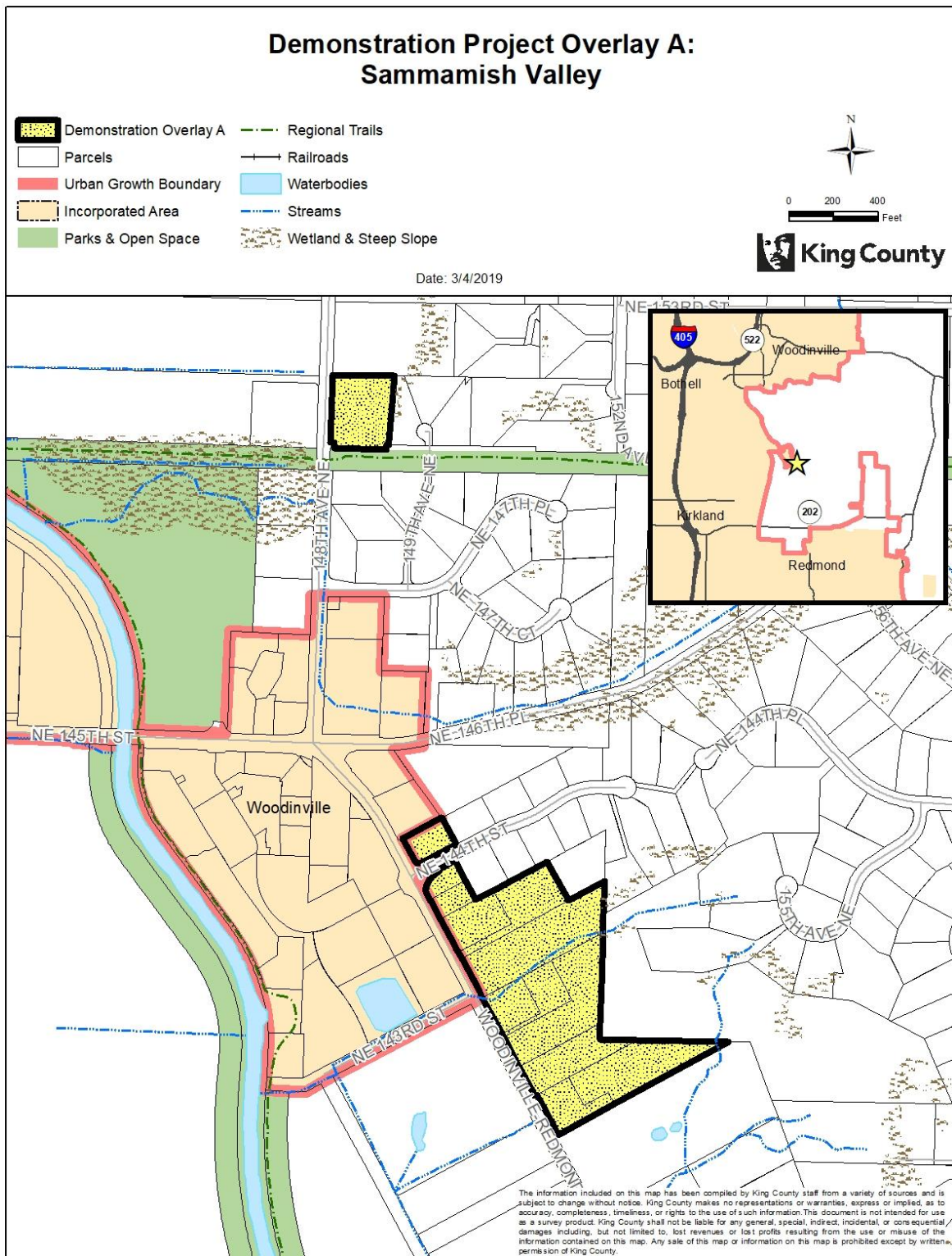
29

30 Effect: Amends the zoning atlas to apply the Remote Tasting Room Demonstration  
 31 Project A to all or a portion of 176 parcels within the Sammamish Valley near the City of  
 32 Woodinville, Vashon Rural Town, and Fall City Rural Town.

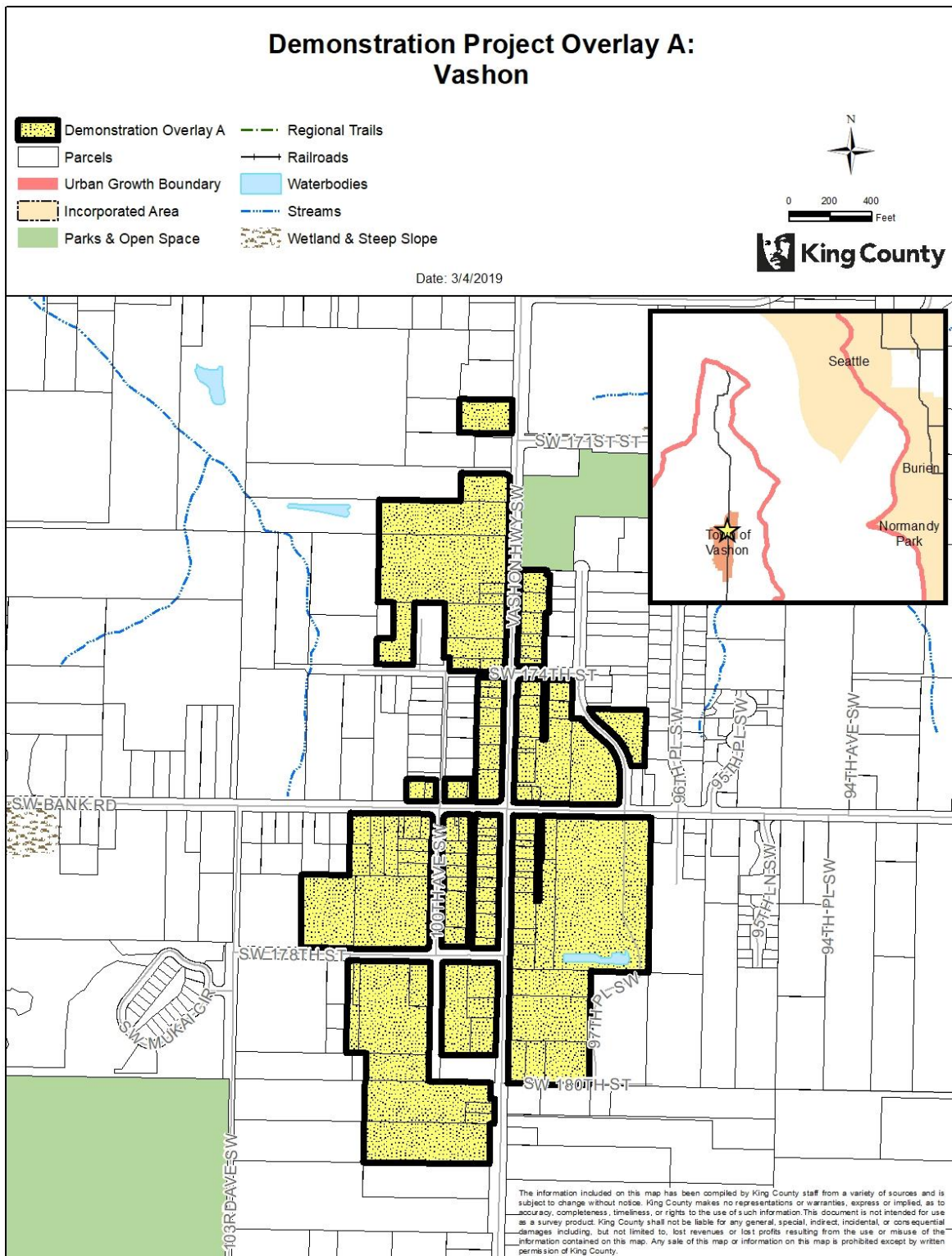
33

34











### Demonstration Project Overlay A: Fall City

**Legend:**

- Demonstration Overlay A
- Parcels
- Urban Growth Boundary
- Incorporated Area
- Parks & Open Space
- Regional Trails
- Railroads
- Waterbodies
- Streams
- Wetland & Steep Slope

Date: 3/4/2019

King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



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**Map Amendment # 2- Special Event Demonstration Project B****Sammamish Valley between the City of Woodinville and City of Redmond****AMENDMENT TO THE KING COUNTY ZONING ATLAS**

---

Amend Sections 23 and 26, Township 26, Range 5, as follows:

**ZONING**

Apply the Demonstration Project (-DPA) established in Ordinance XXXXX (Proposed Ordinance 2018-0241), Section 29, to the following parcels. Make no other changes to the land use designation or zoning:

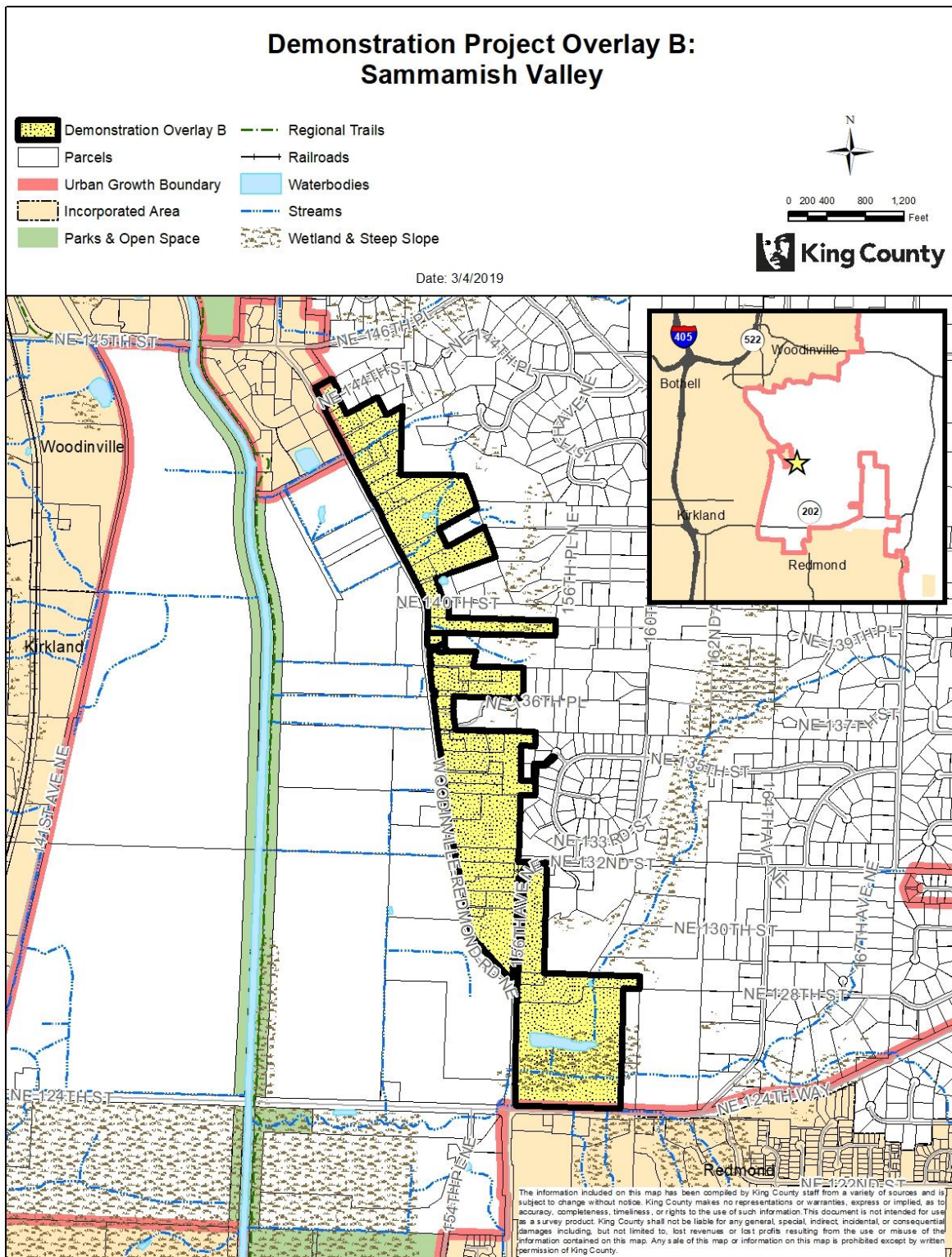
<b>Parcel</b>	<b>Current Zoning</b>
2326059009	RA-2.5-SO
2326059017	RA-2.5-SO
2326059019	RA-2.5-SO
2326059021	RA-2.5-SO
2326059026	RA-2.5-SO
2326059033	RA-2.5-SO
2326059045	RA-2.5-SO
2326059046	RA-2.5-SO
2326059054	RA-2.5-SO
2326059059	RA-2.5-SO
2326059064	RA-2.5-SO
2326059067	RA-2.5-SO
2326059071	RA-2.5-SO
2326059094	RA-2.5-SO
2326059100	RA-2.5-SO
2326059101	RA-2.5-SO
2326059102	RA-2.5-SO
2326059103	RA-2.5-SO
2326059104	RA-2.5-SO



2481600120	RA-2.5
2626059005	RA-2.5-SO
2626059036	RA-2.5-SO
2626059045	RA-2.5-SO
2626059056	RA-2.5-SO
2626059058	RA-5-SO
2626059072	RA-2.5-SO
2626059080	RA-5-SO
2626059083	RA-5-SO
2626059094	RA-2.5-SO
2944010280	RA-2.5-SO
3404700026	RA-2.5
3404700027	RA-2.5
3404700030	RA-2.5-SO
3404700031	RA-2.5-SO
3404700035	RA-2.5-SO
3404700040	RA-2.5-SO
3404700041	RA-2.5-SO
3404700043	RA-2.5-SO
3404700050	RA-2.5-SO
3404700055	RA-2.5-SO
3404700057	RA-2.5-SO
3404700060	RA-2.5-SO
3404700075	RA-2.5-SO
3404700080	RA-2.5-SO
3404700081	RA-2.5-SO
3404700086	RA-2.5-SO
232605TRCT	RA-2.5-SO
294401TRCT	RA-2.5-SO

Effect: Amends the zoning atlas to apply the Special Event Demonstration Project A to 48 parcels within the Sammamish Valley between the City of Woodinville and City of Redmond.







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<div data-bbox="1229 210 1336 289" data-label="Text"> <p><b>S1</b></p> </div>
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9/16/19

Balducci Striker

ea

Sponsor: Balducci

Proposed No.: 2018-0241.2

**STRIKING AMENDMENT TO PROPOSED ORDINANCE 2018-0241, VERSION**

**2**

On page 2, beginning on line 20, strike everything through page 127, line 2449, and insert:

"BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

**SECTION 1. Findings:**

A. The Growth Management Act, including RCW 36.70A.130, requires that King County take action to review, and if needed, revise its Comprehensive Plan and development regulations implementing the Comprehensive Plan.

B. The existing regulations for wineries and breweries were last substantively amended by Ordinance 14781 in 2003. Distilleries were added as a permitted use, with the same development conditions as wineries and breweries, with Ordinance 17539 in 2013. No other substantive regulatory changes for wineries, breweries and distilleries (collectively "the adult beverage industry") have occurred since 2003. Since that time King County has encountered unprecedented economic and population growth, resulting in major changes to the adult beverage industry and causing concerns about land speculation in some areas of the county, while leaving others in need of economic stimulation.



19 C. Population growth, combined with the growing popularity of small producers  
20 and local sourcing within the adult beverage industry has created a need for: clarification  
21 regarding core industry functions versus other types of more intensive on-site special  
22 events that may help a developing business thrive and consideration of the planning  
23 requirements of the Growth Management Act, including economic growth, rural  
24 character and protection for water resources and Agricultural and Industrial zoned areas.  
25 Changes in state regulations have also occurred, driving a need to bring adult beverage  
26 industry development regulations up to date with state licensing allowances. In particular,  
27 a state winery allowance for off-site tasting created confusion for business owners  
28 regarding the interplay between state licensing requirements and county land use  
29 regulations.

30 D. This ordinance follows a multiyear study of the adult beverage industry,  
31 which included the 2016 King County Sammamish Valley Wine and Beverage Study.  
32 The study period was necessary to evaluate existing zoning regulations for the adult  
33 beverage industry in light of changes in industry practices, state licensing allowances and  
34 the growing popularity of adult beverage industry across King County and the state of  
35 Washington.

36 E. The changes made by this ordinance will help King County to prepare for and  
37 support the future of the adult beverage industry as it evolves in the region, to better  
38 implement and comply with the policies of the King County Comprehensive Plan  
39 ("Comprehensive Plan" or "Plan"), Countywide Planning Policies and the Growth  
40 Management Act, and to minimize the ambiguities in existing development regulations  
41 that were identified in the study period. The changes are intended to improve clarity,



administrative efficiencies and enforceability while avoiding confusion for the industry users that may have been caused by lack of consistency with state regulatory systems. The ordinance adds additional protection for the Agricultural zone and provides guidance on enhancing economic activity in the Rural Area zones while also honoring and protecting rural character.

F. King County continues to support and foster agriculture, especially within the five designated Agricultural Production Districts. King County also supports the adult beverage industry and recognizes the synergistic relationship between the agricultural and the adult beverage industries. The ordinance aims to establish a strong foundation for moving both industries into the future. There is a historical and continuing crossover between the agricultural industry and the adult beverage industry, including factors such as agricultural uses providing aesthetic value and raw materials that support the adult beverage industry; and the exposure, opportunity and market demand for agricultural products that the adult beverage industry provides for the agricultural industry. This ordinance recognizes competing and complimentary interests between the two industries, and aims to provide a balance consistent with the Growth Management Act and the Comprehensive Plan.

G. Consistent with Comprehensive Plan policies R-610, R-615, R-663 and R-677b, the adult beverage industry uses allowed by the ordinance support development of new markets for local agricultural products and help ensure that agricultural production districts continue to be economically viable and farmed into the future. By promoting complimentary relationships with the adult beverage industry, these regulations will help to improve access to locally grown agricultural products throughout King County.



H. Economic development policies in the Comprehensive Plan, including ED-102, ED-103 and ED-106 recognize that the Rural Area and Natural Resource Lands have a role in economic activity in the county. The ordinance aims to implement these Comprehensive Plan policies and is focused on protecting the economic value of the natural environment through traditional land use controls such as minimum lot size limitations and structural and other impervious surface limitations in Rural Area and Agricultural zones. The ordinance creates space for new kinds of small, limited-scope businesses, such as tasting rooms, and small wineries, breweries and distilleries that are visually compatible with rural character and provide cultural opportunities to enhance the region's quality of life and economic vitality.

I. Comprehensive Plan policies ED-601 through ED-606, which are part of the rural economic strategies plan, call for a "sustainable and vibrant rural economy that allows rural residents to live and work throughout the Rural Area and Natural Resource Lands." By creating clear direction regarding scope and intensity limits for adult beverage industry uses, this ordinance protects rural character while encouraging new economic and employment opportunities for rural residents. The Comprehensive Plan "recognizes the value of home-based business, recreation and tourism, and commercial and industrial clusters for their ability to provide job opportunities in the Rural Area and Natural Resource Lands, and help sustain the rural economic base." This ordinance takes advantage of the existing, organically developing adult beverage industry to implement this policy in a variety of ways. The plan directs the county to explore opportunities to support agricultural tourism and to encourage value-added programs related to the production of food specifically including specialty beverages such as beer, distilled



88 beverages, and wine in the county. The ordinance carefully follows this directive, and  
89 was developed over several years as the county considered existing and proposed  
90 regulations, balancing the differing needs and emerging trends of the agricultural and  
91 adult beverage businesses. The ordinance adds flexibility, maintains or reduces existing  
92 size and scale limits on adult beverage industry uses in the Agricultural zone and the rural  
93 area and adds new limits to enhance open and green space values and preserve the natural  
94 aesthetic which helps both industries grow.

95 J. The Comprehensive Plan addresses the Growth Management Act's requirement  
96 to plan for industrial uses. Plan Policy ED-211 encourages the county to "support  
97 programs and strategies to preserve and plan for an adequate supply of industrial and  
98 commercial land," including through "[p]reventing the encroachment of non-industrial  
99 uses on industrially-zoned land and the rezoning of industrial land to other uses." This  
100 ordinance recognizes that although King County has a finite amount of industrial land  
101 available, at their highest levels of intensity, some adult beverage businesses can grow to  
102 a level of mechanization, volume and intensity suited for the Industrial zone, but avoids  
103 funneling smaller, less mechanized, community-serving businesses into the county's  
104 limited Industrial zoned areas. Those smaller scale adult beverage industry uses are  
105 appropriately placed in more aesthetically pleasing areas, where rural community  
106 consumers and a healthy population of visitors to the county's many regional recreation  
107 and tourism opportunities can support economic success. This ordinance aims to avoid  
108 bringing low-impact, low-intensity adult beverage uses into limited Industrial zone  
109 spaces that are reserved for more intensive industrial uses.

110 K. Comprehensive Plan Policy ED-212 states "King County shall encourage and



111 support community based and community led efforts to support and retain existing small  
112 businesses." Although rapid industry growth has resulted in some adult beverage  
113 businesses becoming incompatible with rural character, this ordinance honors the  
114 sometimes competing Comprehensive Plan policies to support and retain existing small  
115 businesses with equally important policy to protect rural character by setting clear scope  
116 and size limits to protect the Agricultural zone and Rural Area zone. In the specific case  
117 of the previously untested remote tasting room use, which was recently created within  
118 state licensing provisions, the ordinance allows some small businesses to continue within  
119 limited rural area demonstration projects but also makes space available for remote  
120 tasting rooms in Community Business and Regional Business zones for those businesses  
121 that wish to expand their scope.

122 L. The Growth Management Act requires that rural development be contained  
123 and controlled to ensure the protection of rural character, assure the visual compatibility  
124 of rural development with the surrounding Rural Area and Natural Resource Lands,  
125 protect environmentally critical areas and habitat, and protect against conflicts with  
126 natural resource uses, such as farming, forestry and mining. Proximity to existing  
127 agricultural uses and rural area recreational destinations provide the raw materials and  
128 customer base to allow traditional small-scale adult beverage industry uses to thrive. The  
129 adult beverage industry relies on all of these elements to succeed. For example, the  
130 definition of agriculture in the Growth Management Act includes viticulture, an essential  
131 component of a winery use. Viticulture, and agricultural practices related to brewery and  
132 distillery uses and their associated processing and sales activities, are all examples of  
133 activities the Comprehensive Plan requires the county to protect.



134 M. The Comprehensive Plan describes rural character and notes that King  
135 County "recognizes that each of its rural communities has distinct and unique  
136 characteristics." For instance, "residents of Vashon-Maury Island, accessible only by  
137 ferry, sea or air, enjoy an island's leisurely and scenic lifestyle", while "[i]n the  
138 Snoqualmie Valley, farming is still the mainstay". The Sammamish valley, which was a  
139 study area during development of this ordinance, has its own distinctively rural character,  
140 despite its close proximity to urban incorporated areas and to the city of Woodinville's  
141 popular, concentrated winery district. Some of the regulations adopted as part of this  
142 ordinance, such as the various allowances for on-site tasting and retail sales associated  
143 with winery, brewery, distillery production facilities, vary across the different rural  
144 communities in unincorporated King County. Individual rural communities take different  
145 positions and have different priorities, and this is reflected in some of the regulations;  
146 however, generally a countywide lens was used for analyzing potential regulatory  
147 impacts on the wider rural area and natural resource lands.

148 N. Comprehensive Plan Policy R-201 defines the characteristics of rural  
149 character and the rural area. Four of these characteristics are particularly relevant to the  
150 changes made in this ordinance: "b. Commercial and noncommercial farming, forestry,  
151 fisheries, mining, home-occupations and home industries," "d. Community small-town  
152 atmosphere, safety, and locally owned small businesses," "h. Traditional rural land uses  
153 of a size and scale that blend with historic rural development," and "i. Rural uses that do  
154 not include primarily urban-serving facilities."

155 O. Public testimony on this ordinance was consistent with Comprehensive Plan  
156 policy goals and included discussion of adult beverage industry uses as being community



157 gathering places, rural residents' desire to take advantage of economic opportunities  
158 created by the adult beverage industry and the need for solid customer bases to allow  
159 small businesses to thrive.

160 P. The county is required to balance protecting rural character and agricultural  
161 resources in diverse communities, with creating space for rural industries to thrive within  
162 those communities. Existing and proposed regulations of the adult beverage industry are  
163 designed for a size and scale appropriate for the rural communities they are located in,  
164 and add protections for the Agriculture zone and agricultural production district as well  
165 as measures that enhance enforceability of the regulations. This ordinance aims to  
166 implement Comprehensive Plan Policy R-204, which encourages "the retention of  
167 existing and establishment of new rural resource-based uses, with appropriate site  
168 management and that protects habitat resources" and Comprehensive Plan Policy R-205  
169 which states that uses "relating to agriculture, forestry, mineral extraction, and fisheries,  
170 such as the raising of livestock, growing of crops, creating value-added products, and sale  
171 of agricultural products; small-scale cottage industries; and recreational and small-scale  
172 tourism uses that rely on a rural location" are appropriate in the Rural Area zones.

173 Q. Comprehensive Plan Policy R-324 describes the type of nonresidential use  
174 appropriate for the Rural Area. These include uses that "[p]rovide convenient local  
175 products and services for nearby residents," "[r]equire location in a Rural Area,"  
176 "[s]upport natural resource-based industries" or "[p]rovide recreational and tourism  
177 opportunities that are compatible with the surrounding Rural Area," as long as the use is  
178 "sited, sized and landscaped to complement rural character" and "prevent impacts to the  
179 environment and function with rural services including on-site wastewater disposal."



180 This ordinance implements the plan by creating clear regulations for the adult beverage  
181 industry, requiring uses to be sited, sized and landscaped to complement rural character,  
182 and by creating a business license so adult beverage industry uses can be better evaluated.  
183 Adult beverage uses provide convenient local products for rural residents, support  
184 agricultural resource-based industries, and provide new regional recreational and tourism  
185 opportunities.

186 R. The King County Code establishes standards for water facilities in K.C.C.  
187 Title 13. In part, those standards prioritize connection to Group A water systems, then to  
188 Group B water systems, followed by use of private wells, subject to specified criteria. As  
189 part of this ordinance, winery, brewery, distillery facility III uses in the A and RA zones  
190 are required to connect to a Group A water system. The requirement modifies a  
191 previously existing regulation for larger wineries, breweries and distilleries and replaces  
192 it with a clear standard that improves enforceability.

193 S. This ordinance protects the Rural Area and Agricultural zones by limiting on-  
194 site tasting of products and retail sales for winery, brewery, distillery manufacturing uses,  
195 and by allowing on-site tasting of products and retail sales only as accessory to  
196 production. This ordinance places a fifteen percent maximum on spaces devoted to on-  
197 site tasting of products and retail sales, in order to prevent potential traffic and noise  
198 sometimes associated with those uses, and to prevent the more intensive impacts that they  
199 can have on rural character and the agricultural production districts.

200 T. Other development regulations, including stormwater management,  
201 impervious surface, critical areas and landscaping requirements, remain in place and are  
202 unchanged by this ordinance.



203 U. Existing special district overlays and property-specific development  
204 conditions are in effect and add additional layers of regulation on development within  
205 specific areas of the county. One special district overlay ("SDO") that has been the  
206 subject of public comment is SO-120: Agricultural Production Buffer SDO. SO-120  
207 applies to portions of the Sammamish valley with Rural Area zoning, and its purpose is  
208 "to provide a buffer between agricultural and upslope residential uses." SO-120 requires  
209 clustering of residential subdivisions and imposes a minimum seventy-five percent open  
210 space requirement on all such developments. That SDO will remain in place and will  
211 continue to apply to residential subdivisions. Additionally, this ordinance limits  
212 impervious surface maximums for winery, brewery, distillery facilities in the A and RA  
213 zones to twenty five percent, or the percentage identified in the zoning code, whichever is  
214 less, to be consistent with rural character.

215 V. During the study period preceding adoption of this ordinance, many adult  
216 beverage industry uses were found to be unaware of local health and building codes.

217 W. This ordinance establishes a business license for the adult beverage industry  
218 to provide greater certainty about where adult beverage uses are located, so that King  
219 County agencies can more easily educate business owners and verify that they are in  
220 compliance with county land use, health and safety regulations.

221 X. K.C.C. chapter 21A.55 authorizes demonstration projects, "as a mechanism to  
222 test and evaluate alternative development standards and processes before amending King  
223 County policies and regulations." One demonstration project is established by this  
224 ordinance. The demonstration project evaluates the presence of remote tasting rooms in  
225 Rural Area zoned land in the Sammamish valley. The demonstration project is located in



an area where businesses are supported by nearby small-scale agriculture and proximity to consumers, and relies on a pastoral setting and a rural sense of community for economic viability and traditional rural-based activities. The criteria for site selection for the demonstration project is based on existing levels of development on the property, lot size, current zoning, proximity to Agricultural zoned areas and agricultural production districts, proximity to local and rural industry-supportive uses and to areas in need of economic stimulus and availability of arterial access. Those criteria implement Comprehensive Plan policy direction to protect agricultural lands and rural character, and to provide rural economic opportunities. State Route 202 is a designated arterial designed to carry significant traffic loads and is not expected to reflect measurable impacts over loads already generated by existing Rural Area residents and businesses or related to the demonstration project. The selected location is an ideal place to test the demonstration project's ability to support businesses that are primarily nonurban in nature, to evaluate the benefits and to test impact mitigation strategies before adopting potential countywide regulations.

Y. Public testimony on this ordinance included discussion of congestion on local roads caused by population growth. With that concern in mind, the ordinance requires the largest winery, brewery, distillery facilities to be sited where there is direct access to an arterial, and that remote tasting rooms be tested where related vehicle trips will be directed to an existing state highway. Comprehensive Plan Policy T-310 states "[s]tate highway facilities and arterial roads are designed to accommodate higher traffic volumes, at higher speeds than local roads," and the county should "encourage such traffic to use highways or arterials whenever possible." This ordinance implements the plan's directive



249 by requiring larger or previously untested uses to utilize arterial roads. Further, the  
250 parcels chosen for the remote tasting room demonstration project A in the Sammamish  
251 valley are located directly on an arterial.

252 Z. The Comprehensive Plan states that "[t]he purposes of Rural Town  
253 designations within the Comprehensive Plan are to recognize existing concentrations of  
254 higher density and economic activity in Rural Areas and to allow modest growth of  
255 residential and economic uses to keep them economically viable into the future."  
256 Comprehensive Plan Policy R-507 states, in part, "Rural Towns serve as activity centers  
257 for the Rural Area and Natural Resource Lands and may be served by a range of utilities  
258 and services, and may include several or all of the following land uses, if supported by  
259 necessary utilities and other services and if scaled and designed to protect rural character:

260 a. Retail, commercial, and industrial uses to serve the surrounding Rural Area and  
261 Natural Resource Lands population...c. Other retail, commercial, and industrial uses,  
262 such as resource industries, tourism, commercial recreation, and light industry." Remote  
263 tasting rooms are similar to other, more intensive uses contained within the stated  
264 categories and may be appropriately located in Rural Towns. Other Community Business  
265 and Regional Business zones, outside of Rural Towns, are located within the urban  
266 growth area or have access to an arterial.

267 AA. The county is committed to providing fair, accurate and consistent  
268 enforcement of the regulations adopted by this ordinance. The executive expects to  
269 engage on-call consultants to conduct outreach and provide technical assistance to  
270 businesses required to comply with the new regulations. It is anticipated that some  
271 businesses may take several months to come into compliance. For businesses



progressing toward compliance with the ordinance, the county does not intend to begin enforcement proceedings for a minimum of twelve months after the effective date of this ordinance.

SECTION 2. Ordinance 1888, Article III, Section 5, as amended, and K.C.C. 6.01.150 are hereby amended to read as follows:

A. The office of the hearing examiner is designated to hear appeals by parties aggrieved by actions of the director pursuant to any business license ordinance. The examiner may adopt reasonable rules or regulations for conducting its business. Copies of all rules and regulations adopted by the examiner shall be delivered to the director, who shall make them freely accessible to the public. All decisions and findings of the examiner shall be rendered to the appellant in writing, with a copy to the director.

B. For-hire transportation appeals under K.C.C. chapter 6.64 and adult beverage businesses appeals under K.C.C. chapter 6.xx (the chapter created by section 3 of this ordinance) shall be filed in accordance with K.C.C. 20.22.080 and the hearing process conducted in accordance with K.C.C. chapter 20.22. Subsections C. through H. of this section do not apply to this subsection B.

C. Any person entitled to service under K.C.C. 6.01.130 may appeal any notice and order or any action of the director by filing at the office of the director within seven days from the date of service of such order, a written appeal containing;

1. A heading in the words: "Before the Office of the Hearing Examiner";
2. A caption reading: "Appeal of ....." giving the names of all appellants participating in the appeal;



294 3. A brief statement setting forth the legal interest of each of the appellants in the  
295 business or entertainment involved in the notice and order;

296 4. A brief statement in concise language of the specific order or action protested,  
297 together with any material facts claimed to support the contentions of the appellant;

298 5. A brief statement in concise language of the relief sought, and the reasons why  
299 it is claimed the protested order or action should be reversed, modified or otherwise set  
300 aside;

301 6. The signatures of all parties named as appellants, and their official mailing  
302 addresses; and

303 7. The verification (by declaration under penalty of perjury) of at least one  
304 appellant as to the truth of the matters stated in the appeal.

305 D. As soon as practicable after receiving the written appeal, the examiner shall fix  
306 a date, time and place for the hearing of the appeal. The date shall be neither less than ten  
307 days nor more than sixty days from the date the appeal was filed with the director. Written  
308 notice of the time and place of the hearing shall be given at least ten days before the date of  
309 the hearing to each appellant by the examiner either by causing a copy of the notice to be  
310 delivered to the appellant personally or by mailing a copy thereof, postage prepaid,  
311 addressed to the appellant at the appellant's address shown on the appeal.

312 E. At the hearing the appellant shall be entitled to appear in person and be  
313 represented by counsel and offer such evidence as is pertinent and material to the action of  
314 the director.

315 F. Only those matters or issues specifically raised by the appellant in the written  
316 notice of appeal shall be considered in the hearing of the appeal.



317 G. Failure of any person to file an appeal in accordance with this section shall  
318 constitute a waiver of the person's right to an administrative hearing and adjudication of the  
319 notice and order, or any portion thereof.

320 H. Enforcement of any notice and order of the director shall be stayed during the  
321 pendency of an appeal therefrom that is properly and timely filed.

322 SECTION 3. Sections 4 through 11 of this ordinance should constitute a new  
323 chapter in K.C.C. Title 6.

324 NEW SECTION. SECTION 4. There is hereby added to the chapter established  
325 in section 3 of this ordinance a new section to read as follows:

326 It is the purpose of this chapter to establish business licensing standards for adult  
327 beverage businesses located in unincorporated King County, in order to promote and  
328 protect the health, safety and general welfare of unincorporated King County's residents.

329 NEW SECTION. SECTION 5. There is hereby added to the chapter established  
330 in section 3 of this ordinance a new section to read as follows:

331 For the purpose of this chapter, unless the context clearly requires otherwise,  
332 "adult beverage business" means a winery, brewery, distillery or cidery, and remote  
333 tasting rooms for any of those businesses. A nonconforming home occupation and a  
334 nonconforming home industry is an "adult beverage business" for the purposes of this  
335 section.

336 NEW SECTION. SECTION 6. There is hereby added to the chapter established  
337 in section 3 of this ordinance a new section to read as follows:

338 A person or entity shall not operate or maintain an adult beverage business in  
339 unincorporated King County unless the business has obtained a business license issued by



the director as provided by this chapter. A current adult beverage business license issued under this chapter shall be prominently displayed on the licensed premises. The adult beverage business licensee shall comply with all applicable laws.

NEW SECTION. SECTION 7. There is hereby added to the chapter established in section 3 of this ordinance a new section to read as follows:

An application for an adult beverage business license or license renewal must be submitted in the name of the person, the persons or the entity proposing to operate the business. The application shall be signed by each person, or a responsible principal or officer of the entity proposing to operate the business, certified as true under penalty of perjury. All applications shall be submitted on a form supplied by the director, and shall include the following:

A. The full name and current residential, email and mailing address of each person, including all partners if the applicant is a partnership, and all officers or principals if the applicant is a corporation or limited liability company, and the Universal Business Identifier number, the identity of the registered agent and the address of the principal office, if the applicant is a corporation or limited liability company;

B. The name, street address and telephone number of the adult beverage business;

C. A copy of the Washington state Liquor and Cannabis Board non-retail liquor license or non-retail liquor license with retail endorsement associated with the business address;

D. For businesses in the A zone, a signed statement that at least sixty percent of the products to be used by the business are grown on-site, as prescribed under K.C.C.



363 21A.08.030 and 21A.08.080; and

364 E. For any adult beverage businesses attempting to demonstrate legal  
365 nonconforming use status under section 11.B. of this ordinance, operating under an active  
366 Washington state Liquor and Cannabis Board production license issued for their current  
367 location before the effective date of this ordinance, and where King County did not object  
368 to the location during the Washington state Liquor and Cannabis Board license  
369 application process, documentation sufficient to establish that the requirements of K.C.C.  
370 Title 21A have been met, and documentation of the county's response to the notice of  
371 application, if any.

372 NEW SECTION. SECTION 8. There is hereby added to the chapter established  
373 in section 3 of this ordinance a new section to read as follows:

374 An applicant for an adult beverage business license or renewal under this chapter  
375 shall pay an application fee at the time of application submittal. The nonrefundable  
376 application fee for an adult beverage business license or renewal is one hundred dollars.

377 NEW SECTION. SECTION 9. There is hereby added to the chapter established  
378 in section 3 of this ordinance a new section to read as follows:

379 The director shall deny, suspend or revoke a license issued under this chapter if  
380 the Washington state Liquor and Cannabis Board does not issue a license to the business,  
381 or if the department of local services, permitting division receives notice that the state  
382 license issued to the business is suspended or revoked, or was not reissued, or if, after an  
383 investigation, the director determines that the proposed business location does not comply  
384 with K.C.C. Title 21A. A business owner whose application for a business license has  
385 been denied or whose license has been suspended or revoked may appeal the decision to



386 the office of the hearing examiner in accordance with K.C.C. 6.01.150.

387 NEW SECTION. SECTION 10. There is hereby added to the chapter established  
388 in section 3 of this ordinance a new section to read as follows:

389 An adult beverage business license expires one year from the date the business  
390 license is issued by the department of local services, permitting division. To avoid a lapse  
391 in the effectiveness of a license, an application to renew a license must be submitted to  
392 the director, on a form provided by the director, at least thirty days before the expiration  
393 of the business license. An adult beverage business license renewal expires one year  
394 from the previous license's expiration date.

395 NEW SECTION. SECTION 11. There is hereby added to the chapter established  
396 in section 3 of this ordinance a new section to read as follows:

397 A. Within thirty days of the director's receipt of a complete adult beverage  
398 business license application, the director shall issue or deny the license. Within thirty  
399 days of the director's receipt of a complete renewal application, the director shall issue or  
400 deny the renewal.

401 B. For any adult beverage businesses operating under an active Washington state  
402 Liquor and Cannabis Board production license issued for their current location before the  
403 effective date of this ordinance, and where King County did not object to the location  
404 during the Washington state Liquor and Cannabis Board license application process, if all  
405 other requirements of this chapter are met, the director shall approve the first adult  
406 beverage business license. The first business license shall be valid for six months from  
407 the date of issuance. The first business license may be extended, at no charge to the  
408 applicant, for an additional six months, if the director determines that the business



operator has taken substantial steps to document compliance with K.C.C. Title 21A.  
 Subsequent business licenses or renewals for such locations shall only be approved by the  
 director if:

1. The requirements to establish a legal nonconforming use have been met;
2. The applicant has otherwise established a vested legal nonconforming use;
3. The director determines that the business operator has taken substantial steps  
 to document compliance with K.C.C. Title 21A; or
4. If the business has come into conformance with the winery, brewery,  
 distillery facility I, II or III or remote tasting room regulations adopted in K.C.C.  
 21A.08.070, 21A.08.080 or section 28 of this ordinance.

SECTION 12. Ordinance 15974, Section 5, and K.C.C. 21A.06.1427 are each  
 hereby repealed.

NEW SECTION. SECTION 13. There is hereby added to K.C.C. chapter  
 21A.06 a new section to read as follows:

Remote tasting room: A small facility licensed by the Washington state Liquor  
 and Cannabis Board and limited to the following non-retail liquor licenses: a Craft  
 Distillery; a Tasting Room - Additional Location for a winery licensed as a Domestic  
 Winery; or a Microbrewery, including, but not limited to, a Microbrewery operating in  
 accordance with an off-site tavern license subject to the retail sale limitations for a  
 Microbrewery in WAC 314-20-015(1). "Remote tasting room" does not include any  
 additional privileges allowed for such licenses or approvals or any use that would require  
 a license under chapter 314-02 WAC, except as specifically set forth in this chapter.

NEW SECTION. SECTION 14. There is hereby added to K.C.C. chapter



432 21A.06 a new section to read as follows:

433         Winery, brewery, distillery facility I: A very small-scale production facility  
434 licensed by the state of Washington to produce adult beverages such as wine, cider, beer  
435 and distilled spirits, and that includes an adult beverage production use such as crushing,  
436 fermentation, distilling, barrel or tank aging, and finishing. A winery, brewery, distillery  
437 facility I may include additional production-related uses such as vineyards, orchards,  
438 wine cellars or similar product-storage areas as authorized by state law. On-site tasting  
439 of products or retail sales are not allowed. "Winery, brewery, distillery facility I" does  
440 not include any retail liquor licenses that would be authorized by chapter 314-02 WAC.

441         NEW SECTION. SECTION 15. There is hereby added to K.C.C. chapter  
442 21A.06 a new section to read as follows:

443         Winery, brewery, distillery facility II: A small-scale production facility licensed  
444 by the state of Washington to produce adult beverages such as wine, cider, beer and  
445 distilled spirits and that includes an adult beverage production use such as crushing,  
446 fermentation, distilling, barrel or tank aging, and finishing. A winery, brewery, distillery  
447 facility II may include additional production-related uses such as vineyards, orchards,  
448 wine cellars or similar product-storage areas as authorized by state law, on-site tasting of  
449 products and sales as authorized by state law and sales of merchandise related to products  
450 available for tasting as authorized by state law. "Winery, brewery, distillery facility II"  
451 does not include any retail liquor licenses that would be authorized by chapter 314-02  
452 WAC.

453         NEW SECTION. SECTION 16. There is hereby added to K.C.C. chapter  
454 21A.06 a new section to read as follows:



455 Winery, brewery, distillery facility III: A production facility licensed by the state  
 456 of Washington to produce adult beverages such as wine, cider, beer and distilled spirits  
 457 and that includes an adult beverage production use such as crushing, fermentation,  
 458 distilling, barrel or tank aging, and finishing. A winery, brewery, distillery facility III  
 459 may include additional production-related uses such as vineyards, orchards, wine cellars  
 460 or similar product-storage areas as authorized by state law, on-site tasting of products and  
 461 sales as authorized by state law and sales of merchandise related to products available as  
 462 authorized by state law. "Winery, brewery, distillery facility III" does not include any  
 463 retail liquor licenses that would be authorized by chapter 314-02 WAC.

464 SECTION 17. Ordinance 10870, Section 334, as amended, and K.C.C.  
 465 21A.08.070 are hereby amended to read as follows:

466 A. Retail land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12- 48	NB	CB	RB	O	I (30)
*	Building Materials and Hardware Stores		P23						P2	P	P		
*	Retail Nursery, Garden Center and Farm Supply Stores	P1 C1			P1 C1				P	P	P		
*	Forest	P3 and	P4		P3 and 4						P		



## ATTACHMENT 2

	Products Sales	4											
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores						C15a	P15	P	P	P	C	P6
*	Agricultural Product Sales (28)							P25	P25	P25	P25	P25	P25
*	Farmers Market	P24	P24		P24	P24	P24	P24	P24	P24	P24	P24	P24
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places				P21 C19		P20 C16	P20 P16	P10	P	P	P	P
* —	<u>Remote Tasting Room</u>				<u>P13</u>					<u>P7</u>	<u>P7</u>		
*	Drug Stores						C15	P15	P	P	P	C	
*	Marijuana retailer									P26 C27	P26 C27		



## ATTACHMENT 2

592	Liquor Stores	((P13))			((P13))	((P13))			((P13))	P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		
*	Sporting Goods and Related Stores			P22	P22	P22	P22	P22	P22	P	P	P22	P22
*	Book, Stationery, Video and Art Supply Stores						C15a	P15	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									C11	P		P
*	Florist Shops						C15a	P15	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction										P12		P



	Houses												
*	Livestock Sales (28)												P

B. Development conditions.

1.a. As a permitted use, covered sales areas shall not exceed a total area of two thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three thousand five hundred square feet may be allowed. Greenhouses used for the display of merchandise other than plants shall be considered part of the covered sales area.

Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not considered part of the covered sales area;

b. The site area shall be at least four and one-half acres;

c. Sales may include locally made arts and crafts; and

d. Outside lighting is permitted if no off-site glare is allowed.

2. Only hardware stores.

3.a. Limited to products grown on site.

b. Covered sales areas shall not exceed a total area of five hundred square feet.

4. No permanent structures or signs.

5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a maximum of two thousand square feet of gross floor area.

6. Limited to a maximum of five thousand square feet of gross floor area.

7. ~~((Repealed))~~ Off-street parking is limited to a maximum of one space per fifty square feet of tasting and retail areas.

8. Excluding retail sale of trucks exceeding one-ton capacity.



- 488           9. Only the sale of new or reconditioned automobile supplies is permitted.
- 489           10. Excluding SIC Industry No. 5813-Drinking Places.
- 490           11. No outside storage of fuel trucks and equipment.
- 491           12. Excluding vehicle and livestock auctions.
- 492           13. ~~((Only as accessory to a winery or SIC Industry No. 2082-Malt Beverages,~~  
 493 ~~and limited to sales of products produced on site and incidental items where the majority~~  
 494 ~~of sales are generated from products produced on site))~~ Permitted as part of the  
 495 demonstration project authorized by section 28 of this ordinance.
- 496           14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to  
 497 a maximum of five thousand square feet of gross floor area, and subject to K.C.C.  
 498 21A.12.230; and
- 499           b. Before filing an application with the department, the applicant shall hold a  
 500 community meeting in accordance with K.C.C. 20.20.035.
- 501           15.a. Not permitted in R-1 and limited to a maximum of five thousand square  
 502 feet of gross floor area and subject to K.C.C. 21A.12.230; and
- 503           b. Before filing an application with the department, the applicant shall hold a  
 504 community meeting in accordance with K.C.C. 20.20.035.
- 505           16.a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking  
 506 Places, and limited to a maximum of five thousand square feet of gross floor area and  
 507 subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and
- 508           b. Before filing an application with the department, the applicant shall hold a  
 509 community meeting in accordance with K.C.C. 20.20.035.
- 510           17. Repealed.



- 511           18. Repealed.
- 512           19. Only as:
- 513           a. an accessory use to a permitted manufacturing or retail land use, limited to
- 514 espresso stands to include sales of beverages and incidental food items, and not to include
- 515 drive-through sales; or
- 516           b. an accessory use to a recreation or multiuse park, limited to a total floor area
- 517 of three thousand five hundred square feet.
- 518           20. Only as:
- 519           a. an accessory use to a recreation or multiuse park; or
- 520           b. an accessory use to a park and limited to a total floor area of one thousand
- 521 five hundred square feet.
- 522           21. Accessory to a park, limited to a total floor area of seven hundred fifty
- 523 square feet.
- 524           22. Only as an accessory use to:
- 525           a. a large active recreation and multiuse park in the urban growth area; or
- 526           b. a park, or a recreation or multiuse park in the RA zones, and limited to a
- 527 total floor area of seven hundred and fifty square feet.
- 528           23. Only as accessory to SIC Industry Group No. 242-Sawmills and SIC
- 529 Industry No. 2431-Millwork and;
- 530           a. limited to lumber milled on site; and
- 531           b. the covered sales area is limited to two thousand square feet. The covered
- 532 sales area does not include covered areas used to display only milled lumber.
- 533           24. Requires at least five farmers selling their own products at each market and



the annual value of sales by farmers should exceed the annual sales value of nonfarmer vendors.

25. Limited to sites located within the urban growth area and:

a. The sales area shall be limited to three hundred square feet and must be removed each evening;

b. There must be legal parking that is easily available for customers; and

c. The site must be in an area that is easily accessible to the public, will accommodate multiple shoppers at one time and does not infringe on neighboring properties.

26.a. Per lot, limited to a maximum aggregated total of two thousand square feet of gross floor area devoted to, and in support of, the retail sale of marijuana.

b. Notwithstanding subsection B.26.a. of this section, the maximum aggregated total gross floor area devoted to, and in support of, the retail sale of marijuana may be increased to up to three thousand square feet if the retail outlet devotes at least five hundred square feet to the sale, and the support of the sale, of medical marijuana, and the operator maintains a current medical marijuana endorsement issued by the Washington state Liquor and Cannabis Board.

c. Any lot line of a lot having any area devoted to retail marijuana activity must be one thousand feet or more from any lot line of any other lot having any area devoted to retail marijuana activity; and a lot line of a lot having any area devoted to new retail marijuana activity may not be within one thousand feet of any lot line of any lot having any area devoted to existing retail marijuana activity.

d. Whether a new retail marijuana activity complies with this locational



557 requirement shall be determined based on the date a conditional use permit application  
558 submitted to the department of local services, permitting division, became or was deemed  
559 complete, and:

560 (1) if a complete conditional use permit application for the proposed retail  
561 marijuana use was not submitted, or if more than one conditional use permit application  
562 became or was deemed complete on the same date, then the director shall determine  
563 compliance based on the date the Washington state Liquor and Cannabis Board issues a  
564 Notice of Marijuana Application to King County;

565 (2) if the Washington state Liquor and Cannabis Board issues more than one  
566 Notice of Marijuana Application on the same date, then the director shall determine  
567 compliance based on the date either any complete building permit or change of use  
568 permit application, or both, were submitted to the department declaring retail marijuana  
569 activity as an intended use;

570 (3) if more than one building permit or change of use permit application was  
571 submitted on the same date, or if no building permit or change of use permit application  
572 was submitted, then the director shall determine compliance based on the date a complete  
573 business license application was submitted; and

574 (4) if a business license application was not submitted or more than one  
575 business license application was submitted, then the director shall determine compliance  
576 based on the totality of the circumstances, including, but not limited to, the date that a  
577 retail marijuana license application was submitted to the Washington state Liquor and  
578 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease  
579 or purchased the lot at issue for the purpose of retail marijuana use and any other facts



illustrating the timing of substantial investment in establishing a licensed retail marijuana use at the proposed location.

e. Retail marijuana businesses licensed by the Washington state Liquor and Cannabis Board and operating within one thousand feet of each other as of August 14, 2016, and retail marijuana businesses that do not require a permit issued by King County, that received a Washington state Liquor and Cannabis Board license to operate in a location within one thousand feet of another licensed retail marijuana business prior to August 14, 2016, and that King County did not object to within the Washington state Liquor and Cannabis Board marijuana license application process, shall be considered nonconforming and may remain in their current location, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except:

(1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months; and

(2) the gross floor area of a nonconforming retail outlet may be increased up to the limitations in subsection B.26.a. and B.26.b. of this section.

27. Per lot, limited to a maximum aggregated total of five thousand square feet gross floor area devoted to, and in support of, the retail sale of marijuana, and;

a. Any lot line of a lot having any area devoted to retail marijuana activity must be one thousand feet or more from any lot line of any other lot having any area devoted to retail marijuana activity; and any lot line of a lot having any area devoted to new retail marijuana activity may not be within one thousand feet of any lot line of any lot having any area devoted to existing retail marijuana activity; and

b. Whether a new retail marijuana activity complies with this locational



603 requirement shall be determined based on the date a conditional use permit application  
604 submitted to the department of local services, permitting division, became or was deemed  
605 complete, and:

606           (1) if a complete conditional use permit application for the proposed retail  
607 marijuana use was not submitted, or if more than one conditional use permit application  
608 became or was deemed complete on the same date, then the director shall determine  
609 compliance based on the date the Washington state Liquor and Cannabis Board issues a  
610 Notice of Marijuana Application to King County;

611           (2) if the Washington state Liquor and Cannabis Board issues more than one  
612 Notice of Marijuana Application on the same date, then the director shall determine  
613 compliance based on the date either any complete building permit or change of use  
614 permit application, or both, were submitted to the department declaring retail marijuana  
615 activity as an intended use;

616           (3) if more than one building permit or change of use permit application was  
617 submitted on the same date, or if no building permit or change of use permit application  
618 was submitted, then the director shall determine compliance based on the date a complete  
619 business license application was submitted; and

620           (4) if a business license application was not submitted or more than one  
621 business license application was submitted, then the director shall determine compliance  
622 based on the totality of the circumstances, including, but not limited to, the date that a  
623 retail marijuana license application was submitted to the Washington state Liquor and  
624 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease  
625 or purchased the lot at issue for the purpose of retail marijuana use, and any other facts



626 illustrating the timing of substantial investment in establishing a licensed retail marijuana  
 627 use at the proposed location; and

628 c. Retail marijuana businesses licensed by the Washington state Liquor and  
 629 Cannabis Board and operating within one thousand feet of each other as of August 14,  
 630 2016, and retail marijuana businesses that do not require a permit issued by King County,  
 631 that received a Washington state Liquor and Cannabis Board license to operate in a  
 632 location within one thousand feet of another licensed retail marijuana business prior to  
 633 August 14, 2016, and that King County did not object to within the Washington state  
 634 Liquor and Cannabis Board marijuana license application process, shall be considered  
 635 nonconforming and may remain in their current location, subject to the provisions of  
 636 K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except:

637 (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months;  
 638 and

639 (2) the gross floor area of a nonconforming retail outlet may be increased up  
 640 to the limitations in subsection B.27. of this section, subject to K.C.C. 21A.42.190.

641 28. If the agricultural product sales or livestock sales is associated with  
 642 agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.

643 SECTION 18. Ordinance 10870, Section 335, as amended, and K.C.C.  
 644 21A.08.080 are hereby amended to read as follows:

645 A. Manufacturing land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RURAL		RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1	R12		NB	CB	RB	O	I (11)
							-8	-48						



## ATTACHMENT 2

20	Food and Kindred Products (28)								P2	P2	P2 C		P2 C
*	Winery/Brewery/ Distillery Facility I				P32								
*((208 2 /2085))	Winery/Brewery/ Distillery Facility II	P3 (C12) )			P3 C((12))3 0	((P3) )			P17	P17	P29		P31
*	Winery/Brewery/ Distillery Facility III	C12			C12				C29	C29	C29		C31
*	Materials Processing Facility		P1 3 C	P14 C1 5	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4 P18	P4 P1 8 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P1 9		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P7C	P
*	Marijuana Processor I	P20			P27					P21 C22	P21 C22		
*	Marijuana Processor II									P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C



## ATTACHMENT 2

31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products									P6	P9		P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10C
7534	Tire Retreading										C		P
781-82	Movie Production/Distribution										P		P

646 B. Development conditions.

647 1. Repealed.



648           2. Except slaughterhouses.

649           3.a. ~~((Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~  
650 ~~Industry No. 2085 Distilled and Blended Liquors;~~

651           ~~b.))~~ In the A zone, only allowed on sites where the primary use is SIC Industry  
652 Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small  
653 Animals;

654           ~~((e. In the RA and UR zones, e))~~ b. Only allowed on lots of at least ((four))  
655 two and one-half acres;

656           ~~((f.))~~ c. The aggregated floor area ((devoted to all processing)) of structures  
657 and areas for winery, brewery, distillery facility uses shall not exceed three thousand five  
658 hundred square feet, unless located in ((a building)) whole or in part in a structure  
659 designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated  
660 floor area of structures and areas devoted to winery, brewery, distillery facility uses shall  
661 not exceed five thousand square feet. Decks that are not occupied and not open to the  
662 public are excluded from the calculation for maximum aggregated floor area;

663           ~~((g.))~~ d. Structures and parking areas ((used)) for ((processing)) winery,  
664 brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet  
665 from interior property lines adjoining rural area and residential zones, unless located in a  
666 building designated as historic resource under K.C.C. chapter 20.62;

667           ~~((h.))~~ e. In the A zone, ((S))sixty percent or more of the products processed  
668 must be grown ~~((in the Puget Sound counties))~~ on-site. At the time of the initial  
669 application under K.C.C. chapter 6.xx (the new chapter created in section 3 of this  
670 ordinance), the applicant shall submit a projection of the source of products to be



671 produced; ~~((and~~  
 672 ~~g-))~~ f. At least two stages of production of wine, beer, cider or distilled spirits,  
 673 such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized  
 674 by the Washington state Liquor and Cannabis Board production license, shall occur on-  
 675 site. At least one of the stages of production occurring on-site shall include crushing,  
 676 fermenting or distilling;

677 g. In the A zone, structures and areas for non-agricultural winery, brewery,  
 678 distillery facility uses shall be located on portions of agricultural lands that are unsuitable  
 679 for agricultural purposes, such as areas within the already developed portion of such  
 680 agricultural lands that are not available for direct agricultural production, or areas without  
 681 prime agricultural soils. No more than one acre of agricultural land may be converted to  
 682 a nonagricultural accessory use;

683 h. Tasting and retail sales of products produced on-site may occur only as  
 684 accessory to the primary winery, brewery, distillery production use and may be provided  
 685 in accordance with state law. The area devoted to on-site tasting or retail sales shall be  
 686 limited to no more than fifteen percent of the aggregated floor area and shall be included  
 687 in the aggregated floor area limitation in subsection B.3.c. of this section. Incidental  
 688 retail sales of merchandise related to the products produced on-site is allowed subject to  
 689 the restrictions described in this subsection B.3. Hours of operation for on-site tasting of  
 690 products shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays,  
 691 tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays,  
 692 Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00  
 693 p.m.;



- 694            i. Access to the site shall be directly to and from an arterial roadway;
- 695            j. Off-street parking is limited to a maximum of one hundred fifty percent of
- 696 the minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030;
- 697            k. The business operator shall obtain an adult beverage business license in
- 698 accordance with K.C.C. chapter 6.xx (the new chapter created in section 3 of this
- 699 ordinance);
- 700            l. Events may be allowed with an approved temporary use permit under K.C.C.
- 701 chapter 21A.32; and
- 702            m. The impervious surface associated with the winery, brewery, distillery
- 703 facility use shall not exceed twenty-five percent of the site, or the maximum impervious
- 704 surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A.,
- 705 whichever is less.
- 706            4. Limited to rough milling and planing of products grown on-site with portable
- 707 equipment.
- 708            5. Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No.
- 709 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the
- 710 minimum site area is four and one-half acres.
- 711            6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and
- 712 No. 2431-Millwork, (excluding planing mills).
- 713            7. Limited to photocopying and printing services offered to the general public.
- 714            8. Only within enclosed buildings, and as an accessory use to retail sales.
- 715            9. Only within enclosed buildings.
- 716            10. Limited to boat building of craft not exceeding forty-eight feet in length.



11. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C. 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for rural industrial uses as set forth in K.C.C. chapter 21A.12.

12.a. ~~((Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC Industry No. 2085 Distilled and Blended Liquors))~~ In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals;

b.~~((1) Except as provided in subsection B.12.b.(2) of this section, t))~~ The aggregated floor area of structures and areas for ((wineries, breweries and distilleries and any accessory)) winery, brewery, distillery facility uses shall not exceed a total of eight thousand square feet. ((The floor area may be increased by up to an additional eight thousand square feet of underground storage that is constructed completely below natural grade, not including required exits and access points, if the underground storage is at least one foot below the surface and is not visible above ground)) Decks that are not occupied and not open to the public are excluded from the calculation for maximum aggregated floor area; ~~((and~~

~~(2) On Vashon Maury Island, the total floor area of structures for wineries, breweries and distilleries and any accessory uses may not exceed six thousand square feet, including underground storage;))~~

c. Only allowed on lots of at least four and one-half acres. If the aggregated floor area of structures for winery, brewery, distillery uses exceeds six thousand square feet, the minimum site area shall be ten acres;



740           d. Wineries, breweries and distilleries shall comply with Washington state  
 741 Department of Ecology and King County board of health regulations for water usage and  
 742 wastewater disposal(~~((Wineries, breweries and distilleries using water from exempt~~  
 743 ~~wells shall install a water meter;~~

744           ~~d. Off street parking is limited to one hundred and fifty percent of the~~  
 745 ~~minimum requirement for wineries, breweries or distilleries specified in K.C.C.~~  
 746 ~~21A.18.030)), and must connect to an existing Group A water system. The definitions~~  
 747 ~~and limits of Group A water systems are described in K.C.C. 13.24.007, and provision of~~  
 748 ~~water service is described in K.C.C. 13.24.138, 13.24.140 and 13.24.142;~~

749           e. Structures and parking areas (~~((used for processing))~~) for winery, brewery  
 750 distillery facility uses shall (~~((be set back))~~) maintain a minimum distance of seventy-five  
 751 feet from interior property lines (~~((adjacent to))~~) adjoining rural area and residential zones,  
 752 unless (~~((the processing is))~~) located in a building designated as historic resource under  
 753 K.C.C. chapter 20.62;

754           f. (~~((The minimum site area is four and one half acres. If the total floor area of~~  
 755 ~~structures for wineries, breweries and distilleries and any accessory uses exceed six~~  
 756 ~~thousand square feet, including underground storage:~~

757                 ~~(1) the minimum site area is ten acres; and~~

758                 ~~(2) a minimum of two and one half acres of the site shall be used for the~~  
 759 ~~growing of agricultural products;~~

760           g. ~~The facility shall be limited to processing agricultural products and))~~ In the  
 761 A zone, sixty percent or more of the products processed must be grown (~~((in the Puget~~  
 762 ~~Sound counties))~~) on-site. At the time of the initial application under K.C.C. chapter 6.xx



(the new chapter created in section 3 of this ordinance), the applicant shall submit a projection of the source of products to be processed; (~~and~~)

g. At least two stages of production of wine, beer, cider or distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on-site. At least one of the stages of on-site production shall include crushing, fermenting or distilling;

h. In the A zone, structures and areas for non-agricultural winery, brewery, distillery facility uses shall be located on portions of agricultural lands that are unsuitable for agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils. No more than one acre of agricultural land may be converted to a nonagricultural accessory use;

i. Tasting and retail sales of products produced on-site may occur only as accessory to the primary winery, brewery, distillery production use and may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall be limited to no more than fifteen percent of the aggregated floor area and shall be included in the aggregated floor area limitation in subsection B.12.b. and c. of this section. Incidental retail sales of merchandise related to the products produced on-site is allowed subject to the restrictions described in this subsection. Hours of operation for on-site tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m.



786 through 9:00 p.m.;

787 j. Access to the site shall be directly to and from an arterial roadway;

788 k. Off-street parking maximums shall be determined through the conditional

789 use permit process, and should not be more than one hundred fifty percent of the

790 minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030;

791 l. The business operator shall obtain an adult beverage business license in

792 accordance with K.C.C. chapter 6.xx (the new chapter created in section 3 of this

793 ordinance);

794 m. Events may be allowed with an approved temporary use permit under

795 K.C.C. chapter 21A.32; and

796 n. The impervious surface associated with the winery, brewery, distillery

797 facility use shall not exceed twenty-five percent of the site, or the maximum impervious

798 surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A.,

799 whichever is less.

800 13. Only on the same lot or same group of lots under common ownership or  
801 documented legal control, which includes, but is not limited to, fee simple ownership, a  
802 long-term lease or an easement:

803 a. as accessory to a primary forestry use and at a scale appropriate to process  
804 the organic waste generated on the site; or

805 b. as a continuation of a sawmill or lumber manufacturing use only for that  
806 period to complete delivery of products or projects under contract at the end of the  
807 sawmill or lumber manufacturing activity.

808 14. Only on the same lot or same group of lots under common ownership or



809 documented legal control, which includes, but is not limited to, fee simple ownership, a  
 810 long-term lease or an easement:

811 a. as accessory to a primary mineral use; or

812 b. as a continuation of a mineral processing use only for that period to  
 813 complete delivery of products or projects under contract at the end of mineral extraction.

814 15. Continuation of a materials processing facility after reclamation in  
 815 accordance with an approved reclamation plan.

816 16. Only a site that is ten acres or greater and that does not use local access  
 817 streets that abut lots developed for residential use.

818 17.a. ~~((Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~  
 819 ~~Industry No. 2085 Distilled and Blended Liquors;~~

820 b.)) The aggregated floor area ((devoted to all processing)) of structures and  
 821 areas for winery, brewery, distillery facility uses shall not exceed three thousand five  
 822 hundred square feet, unless located in ~~((a building))~~ whole or in part in a structure  
 823 designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated  
 824 floor area of structures and areas devoted to winery, brewery, distillery facility uses shall  
 825 not exceed five thousand square feet. Decks that are not occupied and not open to the  
 826 public are excluded from the calculation for maximum aggregated floor area;

827 ~~((e-))~~ b. Structures and parking areas ((used for processing)) for winery,  
 828 brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet  
 829 from interior property lines adjoining rural area and residential zones, unless located in a  
 830 building designated as historic resource under K.C.C. chapter 20.62; ~~((and~~

831 ~~de-))~~ c. Tasting and retail sale of products produced on-site, and merchandise



832 related to the products produced on-site, may be provided in accordance with state law.

833 The area devoted to on-site tasting or retail sales shall be included in the aggregated floor

834 area limitation in subsection B.~~((18-b.))~~17.a. of this section;

835 d. Off-street parking for the tasting and retail areas shall be limited to a

836 maximum of one space per fifty square feet of tasting and retail areas;

837 e. The business operator shall obtain an adult beverage business license in

838 accordance with K.C.C. chapter 6.xx (the new chapter created in section 3 of this

839 ordinance); and

840 f. Events may be allowed with an approved temporary use permit under K.C.C.

841 chapter 21A.32.

842 18. Limited to:

843 a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-

844 Millwork, as follows:

845 (1) If using lumber or timber grown off-site, the minimum site area is four

846 and one-half acres;

847 (2) The facility shall be limited to an annual production of no more than one

848 hundred fifty thousand board feet;

849 (3) Structures housing equipment used in the operation shall be located at

850 least one-hundred feet from adjacent properties with residential or rural area zoning;

851 (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to

852 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

853 (5) In the RA zone, the facility's driveway shall have adequate entering sight

854 distance required by the 2007 King County Road Design and Construction Standards. An



adequate turn around shall be provided on-site to prevent vehicles from backing out on to the roadway that the driveway accesses; and

(6) Outside lighting is limited to avoid off-site glare; and

b. SIC Industry No. 2411-Logging.

19. Limited to manufacture of custom made wood furniture or cabinets.

20.a. Only allowed on lots of at least four and one-half acres;

b. Only as an accessory use to a Washington state Liquor Control Board

licensed marijuana production facility on the same lot;

c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

d. Only with documentation that the operator has applied for a Puget Sound

Clean Air Agency Notice of Construction Permit. All department permits issued to either

marijuana producers or marijuana processors, or both, shall require that a Puget Sound

Clean Air Agency Notice of Construction Permit be approved before marijuana products

are imported onto the site; and

e. Accessory marijuana processing uses allowed under this section are subject

to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

21.a. Only in the CB and RB zones located outside the urban growth area;

b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

c. Only with documentation that the operator has applied for a Puget Sound

Clean Air Agency Notice of Construction Permit. All department permits issued to either

marijuana producers or marijuana processors, or both, shall require that a Puget Sound

Clean Air Agency Notice of Construction Permit be approved before marijuana products

are imported onto the site;



d. Per lot, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of two thousand square feet; and

e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every marijuana-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as set forth in subsection B.22. of this section.

22.a. Only in the CB and RB zones located outside the urban growth area;

b. Per lot, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of thirty thousand square feet;

c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.; and

d. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either marijuana producers or marijuana processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before marijuana products are imported onto the site.

23.a. Only in the CB and RB zones located inside the urban growth area;

b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either marijuana producers or marijuana processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before marijuana products



901 are imported onto the site;

902 d. Per lot, the aggregated total gross floor area devoted to the use of, and in  
903 support of, processing marijuana together with any separately authorized production of  
904 marijuana shall be limited to a maximum of two thousand square feet; and

905 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and  
906 every marijuana-related entity occupying space in addition to the two-thousand-square-  
907 foot threshold area on that lot shall obtain a conditional use permit as set forth in  
908 subsection B.24. of this section.

909 24.a. Only in the CB and RB zones located inside the urban growth area;

910 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

911 c. Only with documentation that the operator has applied for a Puget Sound  
912 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
913 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
914 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
915 are imported onto the site; and

916 d. Per lot, the aggregated total gross floor area devoted to the use of, and in  
917 support of, processing marijuana together with any separately authorized production of  
918 marijuana shall be limited to a maximum of thirty thousand square feet.

919 25.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

920 b. Only with documentation that the operator has applied for a Puget Sound  
921 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
922 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
923 Clean Air Agency Notice of Construction Permit be approved before marijuana products



924 are imported onto the site; and

925 c. Per lot, limited to a maximum aggregate total of two thousand square feet of  
 926 gross floor area devoted to, and in support of, the processing of marijuana together with  
 927 any separately authorized production of marijuana.

928 26.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

929 b. Only with documentation that the operator has applied for a Puget Sound  
 930 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
 931 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
 932 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
 933 are imported onto the site; and

934 c. Per lot, limited to a maximum aggregate total of thirty thousand square feet  
 935 of gross floor area devoted to, and in support of, the processing of marijuana together  
 936 with any separately authorized production of marijuana.

937 27.a. Marijuana processors in all RA zoned areas except for Vashon-Maury  
 938 Island, that do not require a conditional use permit issued by King County, that receive a  
 939 Washington state Liquor and Cannabis Board license business prior to October 1, 2016,  
 940 and that King County did not object to within the Washington state Liquor and Cannabis  
 941 Board marijuana license application process, shall be considered nonconforming as to  
 942 subsection B.27.e. of this section, subject to the provisions of K.C.C. 21A.32.020 through  
 943 21A.32.075 for nonconforming uses;

944 b. Only with a lighting plan that complies with K.C.C. 21A.12.220.G.;

945 c. Only with documentation that the operator has applied for a Puget Sound  
 946 Clean Air Agency Notice of Construction Permit. All department permits issued to either



947 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
 948 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
 949 are imported onto the site;

950 d. Only allowed on lots of at least four and on-half acres on Vashon-Maury  
 951 Island;

952 e. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres,  
 953 except on Vashon-Maury Island;

954 f. Only as an accessory use to a Washington state Liquor Cannabis Board  
 955 licensed marijuana production facility on the same lot; and

956 g. Accessory marijuana processing uses allowed under this section are subject  
 957 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

958 28. If the food and kindred products manufacturing or processing is associated  
 959 with agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.

960 29.a. Tasting and retail sales of products produced on-site, and merchandise  
 961 related to the products produced on-site, may be provided in accordance with state law;

962 b. Structures and parking areas for winery, brewery, distillery facility uses  
 963 shall maintain a minimum distance of seventy-five feet from interior property lines  
 964 adjoining rural area and residential zones, unless located in a building designated as  
 965 historic resource under K.C.C. chapter 20.62;

966 c. For winery, brewery, distillery facility uses that do not require a conditional  
 967 use permit, off-street parking for the tasting and retail areas shall be limited to a  
 968 maximum of one space per fifty square feet of tasting and retail areas. For winery,  
 969 brewery, distillery facility uses that do require a conditional use permit, off-street parking



970 maximums shall be determined through the conditional use permit process, and off-street  
971 parking for the tasting and retail areas should be limited to a maximum of one space per  
972 fifty square feet of tasting and retail areas;

973 d. The business operator shall obtain an adult beverage business license in  
974 accordance with K.C.C. chapter 6.xx (the new chapter created in section 3 of this  
975 ordinance); and

976 e. Events may be allowed with an approved temporary use permit under  
977 K.C.C. chapter 21A.32.

978 30.a. Only allowed on lots of at least two and one-half acres;

979 b. The aggregated floor area of structures and areas for winery, brewery,  
980 distillery facility uses shall not exceed three thousand five hundred square feet, unless  
981 located in whole or in part in a structure designated as historic resource under K.C.C.  
982 chapter 20.62, in which case the aggregated floor area of structures and areas devoted to  
983 winery, brewery, distillery facility uses shall not exceed five thousand square feet. Decks  
984 that are not occupied and not open to the public are excluded from the calculation for  
985 maximum aggregated floor area;

986 c. Structures and parking areas for winery, brewery, distillery facility uses  
987 shall maintain a minimum distance of seventy-five feet from interior property lines  
988 adjoining rural area and residential zones, unless located in a building designated as  
989 historic resource under K.C.C. chapter 20.62;

990 d. Tasting and retail sales of products produced on-site may only occur as  
991 accessory to the primary winery, brewery, distillery production use and may be provided  
992 in accordance with state law. The area devoted to on-site tasting or retail sales shall be



993 limited to no more than fifteen percent of the aggregated floor area and shall be included  
994 in the aggregated floor area limitation in subsection B.30.b. of this section. Incidental  
995 retail sales of merchandise related to the products produced on-site is allowed subject to  
996 the restrictions described in this subsection. Hours of operation for on-site tasting of  
997 products shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays,  
998 tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays,  
999 Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00  
1000 p.m.;

1001 e. Access to the site shall be directly to and from a public roadway;

1002 f. Off-street parking is limited to a maximum of one hundred fifty percent of  
1003 the minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030;

1004 g. The business operator shall obtain an adult beverage business license in  
1005 accordance with K.C.C. chapter 6.xx (the new chapter created in section 3 of this  
1006 ordinance);

1007 h. Events may be allowed with an approved temporary use permit under  
1008 K.C.C. chapter 21A.32;

1009 i. At least two stages of production of wine, beer, cider or distilled spirits, such  
1010 as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the  
1011 Washington state Liquor and Cannabis Board production license, shall occur on-site. At  
1012 least one of the stages of production occurring on-site shall include crushing, fermenting  
1013 or distilling; and

1014 j. The impervious surface associated with the winery, brewery, distillery  
1015 facility use shall not exceed twenty-five percent of the site, or the maximum impervious



1016 surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A.,  
1017 whichever is less.

1018 31.a. Limited to businesses with non-retail brewery and distillery production  
1019 licenses from the Washington state Liquor and Cannabis board. Wineries and remote  
1020 tasting rooms for wineries shall not be allowed;

1021 b. Tasting and retail sale of products produced on-site and merchandise related  
1022 to the products produced on-site may be provided in accordance with state law. The area  
1023 devoted to on-site tasting or retail sales shall not exceed one thousand five hundred  
1024 square feet;

1025 c. Structures and parking areas for brewery and distillery facility uses shall  
1026 maintain a minimum distance of seventy-five feet from interior property lines adjoining  
1027 rural area and residential zones, unless located in a building designated as historic  
1028 resource under K.C.C. chapter 20.62;

1029 d. For brewery and distillery facility uses that do not require a conditional use  
1030 permit, off-street parking for the tasting and retail areas shall be limited to a maximum of  
1031 one space per fifty square feet of tasting and retail areas. For brewery and distillery  
1032 facility uses that do require a conditional use permit, off-street parking maximums shall  
1033 be determined through the conditional use permit process, and off-street parking for the  
1034 tasting and retail areas should be limited to a maximum of one space per fifty square feet  
1035 of tasting and retail areas;

1036 e. The business operator shall obtain an adult beverage business license in  
1037 accordance with K.C.C. chapter 6.xx (the new chapter created in section 3 of this  
1038 ordinance); and



1039            f. Events may be allowed with an approved temporary use permit under K.C.C.  
1040   chapter 21A.32.

1041            32.a. The aggregated floor area of structures and areas for winery, brewery,  
1042   distillery facility uses shall not exceed one thousand five hundred square feet;

1043            b. Structures and parking areas for winery, brewery, distillery facility uses  
1044   shall maintain a minimum distance of seventy-five feet from interior property lines  
1045   adjoining rural area and residential zones, unless located in a building designated as  
1046   historic resource under K.C.C. chapter 20.62;

1047            c. One on-site parking stall shall be allowed for the winery, brewery, distillery  
1048   facility I use;

1049            d. The business operator shall obtain an adult beverage business license in  
1050   accordance with K.C.C. chapter 6.xx (the new chapter created in section 3 of this  
1051   ordinance);

1052            e. At least two stages of production of wine, beer, cider or distilled spirits, such  
1053   as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the  
1054   Washington state Liquor and Cannabis Board production license, shall occur on-site. At  
1055   least one of the stages of production occurring on-site shall include crushing, fermenting  
1056   or distilling;

1057            f. No product tasting or retail sales shall be allowed on-site;

1058            g. Events may be allowed in accordance with K.C.C. 21A.32.120.B.6; and

1059            h. The impervious surface associated with the winery, brewery, distillery  
1060   facility use shall not exceed twenty-five percent of the site or the maximum impervious  
1061   surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A.,



1062 whichever is less.

1063 SECTION 19. Ordinance 10870, Section 336, as amended, and K.C.C.

1064 21A.08.090 are hereby amended to read as follows:

1065 A. Resource land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12 -48	NB	CB	RB	O	I
	<b>AGRICULTURE:</b>												
01	Growing and Harvesting Crops	P	P		P	P	P						P
02	Raising Livestock and Small Animals (6)	P	P		P	P							P
*	Agricultural Activities	P24 C	P24 C		P24 C	P24 C							
*	Agricultural Support Services	P25 C	P25 C		P26 C	P26 C	P26 C		P27 C28	P27 C28			
*	Marijuana producer	P15 C22			P16 C17					P18 C19	P18 C19		P20 C21
*	Agriculture Training Facility	C10											
*	Agriculture-related special needs camp	P12											
*	Agricultural Anaerobic Digester	P13											
	<b>FORESTRY:</b>												
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	<b>FISH AND WILDLIFE</b>												



	<b>MANAGEMENT:</b>												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	<b>MINERAL:</b>												
10,12,14	Mineral Extraction and Processing		P9 C	P C1 1									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C1 1	P8 C1 1									P
	<b>ACCESSORY USES:</b>												
*	Resource Accessory Uses	P3 P23	P4	P5	P3	P3							P4
*	Farm Worker Housing	P14			P14								

1066 B. Development conditions.

- 1067 1. May be further subject to K.C.C. chapter 21A.25.
- 1068 2. Only forest research conducted within an enclosed building.
- 1069 3. Farm residences in accordance with K.C.C. 21A.08.030.
- 1070 4. Excluding housing for agricultural workers.
- 1071 5. Limited to either maintenance or storage facilities, or both, in conjunction
- 1072 with mineral extraction or processing operation.
- 1073 6. Allowed in accordance with K.C.C. chapter 21A.30.
- 1074 7. Only in conjunction with a mineral extraction site plan approved in
- 1075 accordance with K.C.C. chapter 21A.22.
- 1076 8. Only on the same lot or same group of lots under common ownership or
- 1077 documented legal control, which includes, but is not limited to, fee simple ownership, a
- 1078 long-term lease or an easement:



- 1079           a. as accessory to a primary mineral extraction use;
- 1080           b. as a continuation of a mineral processing only for that period to complete
- 1081 delivery of products or projects under contract at the end of a mineral extraction; or
- 1082           c. for a public works project under a temporary grading permit issued in
- 1083 accordance with K.C.C. 16.82.152.
- 1084           9. Limited to mineral extraction and processing:
- 1085           a. on a lot or group of lots under common ownership or documented legal control,
- 1086 which includes but is not limited to, fee simple ownership, a long-term lease or an
- 1087 easement;
- 1088           b. that are located greater than one-quarter mile from an established residence;
- 1089 and
- 1090           c. that do not use local access streets that abut lots developed for residential
- 1091 use.
- 1092           10. Agriculture training facilities are allowed only as an accessory to existing
- 1093 agricultural uses and are subject to the following conditions:
- 1094           a. The impervious surface associated with the agriculture training facilities
- 1095 shall comprise not more than ten percent of the allowable impervious surface permitted
- 1096 under K.C.C. 21A.12.040;
- 1097           b. New or the expansion of existing structures, or other site improvements,
- 1098 shall not be located on class 1, 2 or 3 soils;
- 1099           c. The director may require reuse of surplus structures to the maximum extent
- 1100 practical;
- 1101           d. The director may require the clustering of new structures with existing



- 1102 structures;
- 1103 e. New structures or other site improvements shall be set back a minimum
- 1104 distance of seventy-five feet from property lines adjoining rural area and residential
- 1105 zones;
- 1106 f. Bulk and design of structures shall be compatible with the architectural style
- 1107 of the surrounding agricultural community;
- 1108 g. New sewers shall not be extended to the site;
- 1109 h. Traffic generated shall not impede the safe and efficient movement of
- 1110 agricultural vehicles, nor shall it require capacity improvements to rural roads;
- 1111 i. Agriculture training facilities may be used to provide educational services to
- 1112 the surrounding rural/agricultural community or for community events. Property owners
- 1113 may be required to obtain a temporary use permit for community events in accordance
- 1114 with K.C.C. chapter 21A.32;
- 1115 j. Use of lodging and food service facilities shall be limited only to activities
- 1116 conducted in conjunction with training and education programs or community events
- 1117 held on site;
- 1118 k. Incidental uses, such as office and storage, shall be limited to those that
- 1119 directly support education and training activities or farm operations; and
- 1120 l. The King County agriculture commission shall be notified of and have an
- 1121 opportunity to comment upon all proposed agriculture training facilities during the permit
- 1122 process in accordance with K.C.C. chapter 21A.40.
- 1123 11. Continuation of mineral processing and asphalt/concrete mixtures and block
- 1124 uses after reclamation in accordance with an approved reclamation plan.



1125           12.a. Activities at the camp shall be limited to agriculture and agriculture-  
 1126 oriented activities. In addition, activities that place minimal stress on the site's  
 1127 agricultural resources or activities that are compatible with agriculture are permitted.

- 1128           (1) passive recreation;
- 1129           (2) training of individuals who will work at the camp;
- 1130           (3) special events for families of the campers; and
- 1131           (4) agriculture education for youth.

1132           b. Outside the camp center, as provided for in subsection B.12.e. of this  
 1133 section, camp activities shall not preclude the use of the site for agriculture and  
 1134 agricultural related activities, such as the processing of local food to create value-added  
 1135 products and the refrigeration and storage of local agricultural products. The camp shall  
 1136 be managed to coexist with agriculture and agricultural activities both onsite and in the  
 1137 surrounding area.

1138           c. A farm plan shall be required for commercial agricultural production to  
 1139 ensure adherence to best management practices and soil conservation.

1140           d.(1) The minimum site area shall be five hundred acres. Unless the property  
 1141 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)  
 1142 of this section, a minimum of five hundred acres of the site must be owned by a single  
 1143 individual, corporation, partnership or other legal entity and must remain under the  
 1144 ownership of a single individual, corporation, partnership or other legal entity for the  
 1145 duration of the operation of the camp.

1146           (2) Nothing in subsection B.12.d.(1) of this section prohibits the property  
 1147 owner from selling or transferring the development rights for a portion or all of the site to



1148 the King County farmland preservation program or, if the development rights are  
1149 extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

1150 e. The impervious surface associated with the camp shall comprise not more  
1151 than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

1152 f. Structures for living quarters, dining facilities, medical facilities and other  
1153 nonagricultural camp activities shall be located in a camp center. The camp center shall  
1154 be no more than fifty acres and shall depicted on a site plan. New structures for  
1155 nonagricultural camp activities shall be clustered with existing structures;

1156 g. To the extent practicable, existing structures shall be reused. The applicant  
1157 shall demonstrate to the director that a new structure for nonagricultural camp activities  
1158 cannot be practicably accommodated within an existing structure on the site, though  
1159 cabins for campers shall be permitted only if they do not already exist on site;

1160 h. Camp facilities may be used to provide agricultural educational services to  
1161 the surrounding rural and agricultural community or for community events. If required  
1162 by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for  
1163 community events;

1164 i. Lodging and food service facilities shall only be used for activities related to  
1165 the camp or for agricultural education programs or community events held on site;

1166 j. Incidental uses, such as office and storage, shall be limited to those that  
1167 directly support camp activities, farm operations or agricultural education programs;

1168 k. New nonagricultural camp structures and site improvements shall maintain a  
1169 minimum set-back of seventy-five feet from property lines adjoining rural area and  
1170 residential zones;



1171           l. Except for legal nonconforming structures existing as of January 1, 2007,  
1172 camp facilities, such as a medical station, food service hall and activity rooms, shall be of  
1173 a scale to serve overnight camp users;

1174           m. Landscaping equivalent to a type III landscaping screen, as provided for in  
1175 K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures  
1176 and site improvements located within two hundred feet of an adjacent rural area and  
1177 residential zoned property not associated with the camp;

1178           n. New sewers shall not be extended to the site;

1179           o. The total number of persons staying overnight shall not exceed three  
1180 hundred;

1181           p. The length of stay for any individual overnight camper, not including camp  
1182 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

1183           q. Traffic generated by camp activities shall not impede the safe and efficient  
1184 movement of agricultural vehicles nor shall it require capacity improvements to rural  
1185 roads;

1186           r. If the site is adjacent to an arterial roadway, access to the site shall be  
1187 directly onto the arterial unless the county road engineer determines that direct access is  
1188 unsafe;

1189           s. If direct access to the site is via local access streets, transportation  
1190 management measures shall be used to minimize adverse traffic impacts;

1191           t. Camp recreational activities shall not involve the use of motor vehicles  
1192 unless the motor vehicles are part of an agricultural activity or are being used for the  
1193 transportation of campers, camp personnel or the families of campers. Camp personnel



1194 may use motor vehicles for the operation and maintenance of the facility. Client-specific  
 1195 motorized personal mobility devices are allowed; and

1196 u. Lights to illuminate the camp or its structures shall be arranged to reflect the  
 1197 light away from any adjacent property.

1198 13. Limited to digester receiving plant and animal and other organic waste from  
 1199 agricultural activities, and including electrical generation, as follows:

1200 a. the digester must be included as part of a Washington state Department of  
 1201 Agriculture approved dairy nutrient plan;

1202 b. the digester must process at least seventy percent livestock manure or other  
 1203 agricultural organic material from farms in the vicinity, by volume;

1204 c. imported organic waste-derived material, such as food processing waste,  
 1205 may be processed in the digester for the purpose of increasing methane gas production for  
 1206 beneficial use, but not shall exceed thirty percent of volume processed by the digester;  
 1207 and

1208 d. the use must be accessory to an operating dairy or livestock operation.

1209 14. Farm worker housing. Either:

1210 a. Temporary farm worker housing subject to the following conditions:

1211 (1) The housing must be licensed by the Washington state Department of  
 1212 Health under chapter 70.114A RCW and chapter 246-358 WAC;

1213 (2) Water supply and sewage disposal systems must be approved by the  
 1214 Seattle King County department of health;

1215 (3) To the maximum extent practical, the housing should be located on  
 1216 nonfarmable areas that are already disturbed and should not be located in the floodplain



1217 or in a critical area or critical area buffer; and

1218 (4) The property owner shall file with the department of executive services,  
 1219 records and licensing services division, a notice approved by the department identifying  
 1220 the housing as temporary farm worker housing and that the housing shall be occupied  
 1221 only by agricultural employees and their families while employed by the owner or  
 1222 operator or on a nearby farm. The notice shall run with the land; or

1223 b. Housing for agricultural employees who are employed by the owner or  
 1224 operator of the farm year-round as follows:

1225 (1) Not more than:

1226 (a) one agricultural employee dwelling unit on a site less than twenty acres;

1227 (b) two agricultural employee dwelling units on a site of at least twenty  
 1228 acres and less than fifty acres;

1229 (c) three agricultural employee dwelling units on a site of at least fifty acres  
 1230 and less than one-hundred acres; and

1231 (d) four agricultural employee dwelling units on a site of at least one-  
 1232 hundred acres, and one additional agricultural employee dwelling unit for each additional  
 1233 one hundred acres thereafter;

1234 (2) If the primary use of the site changes to a nonagricultural use, all  
 1235 agricultural employee dwelling units shall be removed;

1236 (3) The applicant shall file with the department of executive services, records  
 1237 and licensing services division, a notice approved by the department that identifies the  
 1238 agricultural employee dwelling units as accessory and that the dwelling units shall only  
 1239 be occupied by agricultural employees who are employed by the owner or operator year-



1240 round. The notice shall run with the land. The applicant shall submit to the department  
 1241 proof that the notice was filed with the department of executive services, records and  
 1242 licensing services division, before the department approves any permit for the  
 1243 construction of agricultural employee dwelling units;

1244 (4) An agricultural employee dwelling unit shall not exceed a floor area of  
 1245 one thousand square feet and may be occupied by no more than eight unrelated  
 1246 agricultural employees;

1247 (5) To the maximum extent practical, the housing should be located on  
 1248 nonfarmable areas that are already disturbed;

1249 (6) One off-street parking space shall be provided for each agricultural  
 1250 employee dwelling unit; and

1251 (7) The agricultural employee dwelling units shall be constructed in  
 1252 compliance with K.C.C. Title 16.

1253 15. Marijuana production by marijuana producers licensed by the Washington  
 1254 state Liquor and Cannabis Board is subject to the following standards:

1255 a. Only allowed on lots of at least four and one-half acres;

1256 b. With a lighting plan, only if required by and that complies with K.C.C.

1257 21A.12.220.G.;

1258 c. Only with documentation that the operator has applied for a Puget Sound

1259 Clean Air Agency Notice of Construction Permit. All department permits issued to either

1260 marijuana producers or marijuana processors, or both, shall require that a Puget Sound

1261 Clean Air Agency Notice of Construction Permit be approved before marijuana products

1262 are imported onto the site;



d. Production is limited to outdoor, indoor within marijuana greenhouses, and within structures that are nondwelling unit structures that exist as of October 1, 2013, subject to the size limitations in subsection B.15.e. of this section;

e. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a fenced area or marijuana greenhouse that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013;

f. Outdoor production area fencing as required by the Washington state Liquor and Cannabis Board, marijuana greenhouses and nondwelling unit structures shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet; and

g. If the two-thousand-square-foot-per-lot threshold of plant canopy combined with area used for processing under K.C.C. 21A.08.080 is exceeded, each and every marijuana-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as set forth in subsection B.22. of this section.

16. Marijuana production by marijuana producers licensed by the Washington state Liquor and Cannabis Board is subject to the following standards:

a. Marijuana producers in all RA zoned areas except for Vashon-Maury Island, that do not require a conditional use permit issued by King County, that receive a Washington state Liquor and Cannabis Board license business prior to October 1, 2016, and that King County did not object to within the Washington state Liquor and Cannabis



1286 Board marijuana license application process, shall be considered nonconforming as to  
1287 subsection B.16.d. and h. of this section, subject to the provisions of K.C.C. 21A.32.020  
1288 through 21A.32.075 for nonconforming uses;

1289           b. In all rural area zones, only with a lighting plan that complies with K.C.C.  
1290 21A.12.220.G.;

1291           c. Only allowed on lots of at least four and one-half acres on Vashon-Maury  
1292 Island;

1293           d. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres,  
1294 except on Vashon-Maury Island;

1295           e. Only with documentation that the operator has applied for a Puget Sound  
1296 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1297 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1298 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1299 are imported onto the site;

1300           f. Production is limited to outdoor, indoor within marijuana greenhouses, and  
1301 within nondwelling unit structures that exist as of October 1, 2013, subject to the size  
1302 limitations in subsection B.16.g. of this section; and

1303           g. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1304 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum  
1305 aggregated total of two thousand square feet and shall be located within a fenced area or  
1306 marijuana greenhouse, that is no more than ten percent larger than that combined area, or  
1307 may occur in nondwelling unit structures that exist as of October 1, 2013;

1308           h. Outdoor production area fencing as required by the Washington state Liquor



1309 and Cannabis Board and marijuana greenhouses shall maintain a minimum street setback  
 1310 of fifty feet and a minimum interior setback of one hundred feet; and a minimum setback  
 1311 of one hundred fifty feet from any existing residence; and

1312 i. If the two-thousand-square-foot-per-lot threshold of plant canopy within  
 1313 fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related  
 1314 entity occupying space in addition to the two-thousand-square-foot threshold area on that  
 1315 lot shall obtain a conditional use permit as set forth in subsection B.17. of this section.

1316 17. Marijuana production by marijuana producers licensed by the Washington  
 1317 state Liquor and Cannabis Board is subject to the following standards:

1318 a. Only allowed on lots of at least four and one-half acres on Vashon-Maury  
 1319 Island;

1320 b. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres,  
 1321 except on Vashon-Maury Island;

1322 c. In all rural area zones, only with a lighting plan that complies with K.C.C.  
 1323 21A.12.220.G.;

1324 d. Only with documentation that the operator has applied for a Puget Sound  
 1325 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
 1326 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
 1327 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
 1328 are imported onto the site;

1329 e. Production is limited to outdoor and indoor within marijuana greenhouses  
 1330 subject to the size limitations in subsection B.17.f. of this section;

1331 f. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with



1332 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum  
1333 aggregated total of thirty thousand square feet and shall be located within a fenced area or  
1334 marijuana greenhouse that is no more than ten percent larger than that combined area;  
1335 and

1336 g. Outdoor production area fencing as required by the Washington state Liquor  
1337 and Cannabis Board, and marijuana greenhouses shall maintain a minimum street setback  
1338 of fifty feet and a minimum interior setback of one hundred feet, and a minimum setback  
1339 of one hundred fifty feet from any existing residence.

1340 18.a. Production is limited to indoor only;

1341 b. With a lighting plan only as required by and that complies with K.C.C.  
1342 21A.12.220.G.;

1343 c. Only with documentation that the operator has applied for a Puget Sound  
1344 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1345 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1346 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1347 are imported onto the site; and

1348 d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1349 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum  
1350 aggregated total of two thousand square feet and shall be located within a building or  
1351 tenant space that is no more than ten percent larger than the plant canopy and separately  
1352 authorized processing area; and

1353 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and  
1354 every marijuana-related entity occupying space in addition to the two-thousand-square



1355 foot threshold area on that parcel shall obtain a conditional use permit as set forth in  
1356 subsection B.19. of this section.

1357 19.a. Production is limited to indoor only;

1358 b. With a lighting plan only as required by and that complies with K.C.C.  
1359 21A.12.220.G.;

1360 c. Only with documentation that the operator has applied for a Puget Sound  
1361 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1362 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1363 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1364 are imported onto the site; and

1365 d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1366 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum  
1367 aggregated total of thirty thousand square feet and shall be located within a building or  
1368 tenant space that is no more than ten percent larger than the plant canopy and separately  
1369 authorized processing area.

1370 20.a. Production is limited to indoor only;

1371 b. With a lighting plan only as required by and that complies with K.C.C.  
1372 21A.12.220.G.;

1373 c. Only with documentation that the operator has applied for a Puget Sound  
1374 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1375 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1376 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1377 are imported onto the site;



d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area; and

e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every marijuana-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as set forth in subsection B.21. of this section.

21.a. Production is limited to indoor only;

b. With a lighting plan only as required by and that complies with K.C.C. 21A.12.220.G.;

c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either marijuana producers or marijuana processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before marijuana products are imported onto the site; and

d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.

22. Marijuana production by marijuana producers licensed by the Washington



1401 state Liquor and Cannabis Board is subject to the following standards:

1402 a. With a lighting plan only as required by and that complies with K.C.C.

1403 21A.12.220.G.;

1404 b. Only allowed on lots of at least four and one-half acres;

1405 c. Only with documentation that the operator has applied for a Puget Sound

1406 Clean Air Agency Notice of Construction Permit. All department permits issued to either

1407 marijuana producers or marijuana processors, or both, shall require that a Puget Sound

1408 Clean Air Agency Notice of Construction Permit be approved before marijuana products

1409 are imported onto the site;

1410 d. Production is limited to outdoor, indoor within marijuana greenhouses, and

1411 within structures that are nondwelling unit structures that exist as of October 1, 2013,

1412 subject to the size limitations in subsection B.22. e. and f. of this section;

1413 e. On lots less than ten acres, per lot, the plant canopy, as defined in WAC

1414 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall

1415 be limited to a maximum aggregated total of five thousand square feet and shall be

1416 located within a fenced area or marijuana greenhouse that is no more than ten percent

1417 larger than that combined area, or may occur in nondwelling unit structures that exist as

1418 of October 1, 2013;

1419 f. On lots ten acres or more, per lot, the plant canopy, as defined in WAC 314-

1420 55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be

1421 limited to a maximum aggregated total of ten thousand square feet, and shall be located

1422 within a fenced area or marijuana greenhouse that is no more than ten percent larger than

1423 that combined area, or may occur in nondwelling unit structures that exist as of October



1424 1, 2013; and

1425 g. Outdoor production area fencing as required by the Washington state Liquor  
1426 and Cannabis Board, marijuana greenhouses and nondwelling unit structures shall  
1427 maintain a minimum street setback of fifty feet and a minimum interior setback of one  
1428 hundred feet, and a minimum setback of one hundred fifty feet from any existing  
1429 residence.

1430 23. The storage and processing of non-manufactured source separated organic  
1431 waste that originates from agricultural operations and that does not originate from the  
1432 site, if:

1433 a. agricultural is the primary use of the site;

1434 b. the storage and processing are in accordance with best management  
1435 practices included in an approved farm plan; and

1436 c. except for areas used for manure storage, the areas used for storage and  
1437 processing do not exceed three acres and ten percent of the site.

1438 24.a. For activities relating to the processing of crops or livestock for  
1439 commercial purposes, including associated activities such as warehousing, storage,  
1440 including refrigeration, and other similar activities and excluding ((wineries, SIC Industry  
1441 No. 2085 — Distilled and Blended Liquors and SIC Industry No. 2082 — Malt Beverages))  
1442 winery, brewery, distillery facility I, II and III and remote tasting room:

1443 (1) limited to agricultural products and sixty percent or more of the products  
1444 processed must be grown in the Puget Sound counties. At the time of initial application,  
1445 the applicant shall submit a projection of the source of products to be produced;

1446 (2) in the RA and UR zones, only allowed on sites of at least four and one-



1447 half acres;

1448 (3) (a) as a permitted use, the floor area devoted to all processing shall not  
1449 exceed two thousand square feet, unless located in a building designated as an historic  
1450 resource under K.C.C. chapter 20.62. The agricultural technical review committee, as  
1451 established in K.C.C. 21A.42.300, may review and approve an increase in the processing  
1452 floor area as follows: up to three thousand five hundred square feet of floor area may be  
1453 devoted to all processing in the RA zones or on farms less than thirty-five acres located in  
1454 the A zones or up to seven thousand square feet on farms greater than thirty-five acres in  
1455 the A zone; and

1456 (b) as a permitted use, the floor area devoted to all warehousing,  
1457 refrigeration, storage or other similar activities shall not exceed two thousand square feet,  
1458 unless located in a building designated as historic resource under K.C.C. chapter 20.62.  
1459 The agricultural technical review committee, as established in K.C.C. 21A.42.300, may  
1460 review and approve an increase of up to three thousand five hundred square feet of floor  
1461 area devoted to all warehouseing, storage, including refrigeration, or other similar  
1462 activities in the RA zones or on farms less than thirty-five acres located in the A zones or  
1463 up to seven thousand square feet on farms greater than thirty-five acres in the A zone;

1464 (4) in the A zone, structures and areas used for processing, warehousing,  
1465 refrigeration, storage and other similar activities shall be located on portions of  
1466 agricultural lands that are unsuitable for other agricultural purposes, such as areas within  
1467 the already developed portion of such agricultural lands that are not available for direct  
1468 agricultural production, or areas without prime agricultural soils; and

1469 (5) structures and areas used for processing, warehousing, storage, including



1470 refrigeration, and other similar activities shall maintain a minimum distance of seventy-  
 1471 five feet from property lines adjoining rural area and residential zones, unless located in a  
 1472 building designated as historic resource under K.C.C. chapter 20.62.

1473                   b. For activities relating to the retail sale of agricultural products, except  
 1474 livestock:

1475                   (1) sales shall be limited to agricultural products and locally made arts and  
 1476 crafts;

1477                   (2) in the RA and UR zones, only allowed on sites at least four and one-  
 1478 half acres;

1479                   (3) as a permitted use, the covered sales area shall not exceed two thousand  
 1480 square feet, unless located in a building designated as a historic resource under K.C.C.  
 1481 chapter 20.62. The agricultural technical review committee, as established in K.C.C.  
 1482 21A.42.300, may review and approve an increase of up to three thousand five hundred  
 1483 square feet of covered sales area;

1484                   (4) forty percent or more of the gross sales of agricultural product sold  
 1485 through the store must be sold by the producers of primary agricultural products;

1486                   (5) sixty percent or more of the gross sales of agricultural products sold  
 1487 through the store shall be derived from products grown or produced in the Puget Sound  
 1488 counties. At the time of the initial application, the applicant shall submit a reasonable  
 1489 projection of the source of product sales;

1490                   (6) tasting of products, in accordance with applicable health regulations, is  
 1491 allowed;

1492                   (7) storage areas for agricultural products may be included in a farm store



1493 structure or in any accessory building; and

1494 (8) outside lighting is permitted if there is no off-site glare.

1495 c. Retail sales of livestock is permitted only as accessory to raising livestock.

1496 d. Farm operations, including equipment repair and related facilities, except

1497 that:

1498 (1) the repair of tools and machinery is limited to those necessary for the

1499 operation of a farm or forest;

1500 (2) in the RA and UR zones, only allowed on sites of at least four and one-

1501 half acres;

1502 (3) the size of the total repair use is limited to one percent of the farm size in

1503 the A zone, and up to one percent of the size in other zones, up to a maximum of five

1504 thousand square feet unless located within an existing farm structure, including but not

1505 limited to barns, existing as of December 31, 2003; and

1506 (4) Equipment repair shall not be permitted in the Forest zone.

1507 e. The agricultural technical review committee, as established in K.C.C.

1508 21A.42.300, may review and approve reductions of minimum site sizes in the rural and

1509 residential zones and minimum setbacks from rural and residential zones.

1510 25. The department may review and approve establishment of agricultural

1511 support services in accordance with the code compliance review process in K.C.C.

1512 21A.42.300 only if:

1513 a. project is sited on lands that are unsuitable for direct agricultural production

1514 based on size, soil conditions or other factors and cannot be returned to productivity by

1515 drainage maintenance; and



- 1516           b. the proposed use is allowed under any Farmland Preservation Program  
 1517 conservation easement and zoning development standards.
- 1518           26. The agricultural technical review committee, as established in K.C.C.  
 1519 21A.42.300, may review and approve establishment of agricultural support services only  
 1520 if the project site:
- 1521           a. adjoins or is within six hundred sixty feet of the agricultural production  
 1522 district;
- 1523           b. has direct vehicular access to the agricultural production district;
- 1524           c. except for farmworker housing, does not use local access streets that abut  
 1525 lots developed for residential use; and
- 1526           b. has a minimum lot size of four and one-half acres.
- 1527           27. The agricultural technical review committee, as established in K.C.C.  
 1528 21A.42.300, may review and approve establishment of agricultural support services only  
 1529 if the project site:
- 1530           a. is outside the urban growth area,
- 1531           b. adjoins or is within six hundred sixty feet of the agricultural production  
 1532 district,
- 1533           c. has direct vehicular access to the agricultural production district,
- 1534           d. except for farmworker housing, does not use local access streets that abut  
 1535 lots developed for residential use; and
- 1536           e. has a minimum lot size of four and one-half acres.
- 1537           28. Only allowed on properties that are outside the urban growth area.
- 1538           SECTION 20. Ordinance 10870, Section 407, as amended, and K.C.C.



1539 21A.18.030 are hereby amended to read as follows:

1540 A. Except as modified in K.C.C. 21A.18.070. B((-)). through D., off-street  
 1541 parking areas shall contain at a minimum the number of parking spaces as stipulated in  
 1542 the following table. Off-street parking ratios expressed as number of spaces per square  
 1543 feet means the usable or net square footage of floor area, exclusive of non-public areas.  
 1544 Non-public areas include but are not limited to building maintenance areas, storage areas,  
 1545 closets or restrooms. If the formula for determining the number of off-street parking  
 1546 spaces results in a fraction, the number of off-street parking spaces shall be rounded to  
 1547 the nearest whole number with fractions of 0.50 or greater rounding up and fractions  
 1548 below 0.50 rounding down.

LAND USE	MINIMUM PARKING SPACES REQUIRED
<b>RESIDENTIAL (K.C.C. 21A.08.030.A):</b>	
Single detached/Townhouse	2.0 per dwelling unit
Apartment:	
Studio units	1.2 per dwelling unit
One bedroom units	1.5 per dwelling unit
Two bedroom units	1.7 per dwelling unit
Three bedroom units or larger	2.0 per dwelling unit
Mobile home park	2.0 per dwelling unit
Senior citizen assisted	1 per 2 dwelling or sleeping units



Community residential facilities	1 per two bedrooms
Dormitory, including religious	1 per two bedrooms
Hotel/Motel including organizational hotel/lodging	1 per bedroom
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility
<b>RECREATION/CULTURAL (K.C.C. 21A.08.040.A):</b>	
Recreation/culture uses:	1 per 300 square feet
Exceptions:	
Bowling center	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of club house facilities
Tennis Club	4 per tennis court plus 1 per 300 square feet of clubhouse facility
Golf driving range	1 per tee
Park/playfield/paintball	(director)
Theater	1 per 3 fixed seats
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces.



<b>LAND USE</b>	<b>MINIMUM PARKING SPACES REQUIRED</b>
<b>GENERAL SERVICES (K.C.C. 21A.08.050.A):</b>	
General services uses:	1 per 300 square feet
Exceptions:	
Funeral home/Crematory	1 per 50 square feet of chapel area
Daycare I	2 per facility
Daycare II	2 per facility, plus 1 space for each 20 children
Churches, synagogue, temple	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Outpatient and Veterinary clinic offices	1 per 300 square feet of office, labs and examination rooms
Nursing and personal care Facilities	1 per 4 beds
Hospital	1 per bed
Elementary schools	1 per classroom, plus 1 per 50 students
Secondary schools	
Middle/junior high schools	1 per classroom, plus 1 per 50 students
High schools	1 per classroom, plus 1 per 10 students
High schools with stadiums	greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium



Vocational schools	1 per classroom, plus 1 per five students
Specialized instruction Schools	1 per classroom, plus 1 per two students
Artist Studios	.9 per 1,000 square feet of area used for studios
<b>GOVERNMENT/BUSINESS SERVICES (K.C.C. 21A.08.060.A):</b>	
Government/business services uses:	1 per 300 square feet
Exceptions:	
Public agency yard	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas
Public agency archives	0.9 per 1000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)
Fire facility	(director)
Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area



Warehousing and storage	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Outdoor advertising services	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Heavy equipment repair	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of indoor repair areas
Office	1 per 300 square feet
<b>LAND USE</b>	<b>MINIMUM PARKING SPACES REQUIRED</b>
<b>RETAIL/WHOLESALE (K.C.C. 21A.08.070.A):</b>	
Retail trade uses:	1 per 300 square feet
Exceptions:	
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
Gasoline service stations w/o grocery	3 per facility, plus 1 per service bay
Gasoline service stations w/grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas



<u>Remote tasting rooms</u>	<u>1 per 300 square feet of tasting and retail areas</u>
Wholesale trade uses	<u>0.9</u> per 1000 square feet
Retail and wholesale trade mixed use	1 per 300 square feet
<b>MANUFACTURING (K.C.C. 21A.08.080.A):</b>	
Manufacturing uses	<u>0.9</u> per 1,000 square feet
Winery/Brewery/ <u>Distillery Facility II and III</u>	<u>0.9</u> per 1,000 square feet, plus 1 per <del>((50))</del> <u>300</u> square feet of tasting and <u>retail areas</u>
<b>RESOURCES (K.C.C. 21A.08.090.A):</b>	
Resource uses	(director)
<b>REGIONAL (K.C.C. 21A.08.100.A):</b>	
Regional uses	(director)

1549 B. An applicant may request a modification of the minimum required number of  
1550 parking spaces by providing that parking demand can be met with a reduced parking  
1551 requirement. In such cases, the director may approve a reduction of up to fifty percent of  
1552 the minimum required number of spaces.

1553 C. When the county has received a shell building permit application, off-street  
1554 parking requirements shall be based on the possible tenant improvements or uses  
1555 authorized by the zone designation and compatible with the limitations of the shell



permit. When the range of possible uses result in different parking requirements, the director will establish the amount of parking based on a likely range of uses.

D. Where other provisions of this code stipulate maximum parking allowed or reduced minimum parking requirements, those provisions shall apply.

E. In any development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified.

1. Off-street parking areas shall contain at least one bicycle parking space for every twelve spaces required for motor vehicles except as follows:

a. The director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.

b. The director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination will include but not be limited to the following uses:

(1) Park/playfield,

(2) Marina,

(3) Library/museum/arboretum,

(4) Elementary/secondary school,

(5) Sports club, or

(6) Retail business (when located along a developed bicycle trail or designated bicycle route).

2. Bicycle facilities for patrons shall be located within 100 feet of the building entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a



1579 structure attached to the pavement.

1580 3. All bicycle parking and storage shall be located in safe, visible areas that do  
1581 not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.

1582 4. When more than ten people are employed on site, enclosed locker-type  
1583 parking facilities for employees shall be provided. The director shall allocate the  
1584 required number of parking spaces between bike rack parking and enclosed locker-type  
1585 parking facilities.

1586 5. One indoor bicycle storage space shall be provided for every two dwelling  
1587 units in townhouse and apartment residential uses, unless individual garages are provided  
1588 for every unit. The director may reduce the number of bike rack parking spaces if indoor  
1589 storage facilities are available to all residents.

1590 SECTION 21. Ordinance 10870, Section 536, as amended, and K.C.C.

1591 21A.30.080 are hereby amended to read as follows:

1592 In the R, UR, NB, CB and RB zones, residents of a dwelling unit may conduct  
1593 one or more home occupations as accessory activities, only if:

1594 A. The total floor area of the dwelling unit devoted to all home occupations shall  
1595 not exceed twenty percent of the floor area of the dwelling unit.

1596 B. Areas within garages and storage buildings shall not be considered part of the  
1597 dwelling unit and may be used for activities associated with the home occupation;

1598 C. All the activities of the home occupation or occupations shall be conducted  
1599 indoors, except for those related to growing or storing of plants used by the home  
1600 occupation or occupations;

1601 D. A home occupation or occupations is not limited in the number of employees



1602 that remain off-site. No more than one nonresident employee shall be permitted to work  
 1603 on-site for the home occupation or occupations;

1604 E. The following uses, by the nature of their operation or investment, tend to  
 1605 increase beyond the limits permitted for home occupations. Therefore, the following  
 1606 shall not be permitted as home occupations:

- 1607 1. Automobile, truck and heavy equipment repair;
- 1608 2. ~~((Autobody))~~ Auto body work or painting;
- 1609 3. Parking and storage of heavy equipment;
- 1610 4. Storage of building materials for use on other properties;
- 1611 5. Hotels, motels or organizational lodging;
- 1612 6. Dry cleaning;
- 1613 7. Towing services;
- 1614 8. Trucking, storage or self service, except for parking or storage of one  
 1615 commercial vehicle used in home occupation; ~~((and))~~
- 1616 9. Veterinary clinic; ~~((and))~~
- 1617 10. Recreational marijuana processor, recreational marijuana producer or  
 1618 recreational marijuana retailer; and
- 1619 11. Winery, brewery, distillery facility I, II and III, and remote tasting room,  
 1620 except that home occupation adult beverage businesses operating under an active  
 1621 Washington state Liquor and Cannabis Board production license issued for their current  
 1622 location before the effective date of this ordinance, and where King County did not object  
 1623 to the location during the Washington state Liquor and Cannabis Board license  
 1624 application process, shall be considered legally nonconforming and allowed to remain in



1625 their current location subject to K.C.C. 21A.32.020 through 21A.32.075 if the use is in  
 1626 compliance with this section as of the effective date of this ordinance. Such  
 1627 nonconforming businesses shall remain subject to all other requirements of this section  
 1628 and other applicable state and local regulations. The resident operator of a  
 1629 nonconforming winery, brewery or distillery home occupation shall obtain an adult  
 1630 beverage business license in accordance with K.C.C. chapter 6.xx (the new chapter  
 1631 created in section 3 of this ordinance);

1632 F. In addition to required parking for the dwelling unit, on-site parking is  
 1633 provided as follows:

- 1634 1. One stall for each nonresident employed by the home occupations; and  
 1635 2. One stall for patrons when services are rendered on-site;

1636 G. Sales are limited to:

- 1637 1. Mail order sales;  
 1638 2. Telephone, Internet or other electronic commerce sales with off-site delivery;

1639 and

- 1640 3. Items accessory to a service provided to patrons who receive services on the  
 1641 premises;

1642 H. On-site services to patrons are arranged by appointment;

1643 I. The home occupation or occupations use or store a vehicle for pickup of  
 1644 materials used by the home occupation or occupations or the distribution of products  
 1645 from the site, only if:

- 1646 1. No more than one such a vehicle is allowed; and  
 1647 2. The vehicle is not stored within any required setback areas of the lot or on



1648 adjacent streets; and

1649 3. The vehicle does not exceed an equivalent licensed gross vehicle weight of  
1650 one ton;

1651 J. The home occupation or occupations do not:

1652 1. Use electrical or mechanical equipment that results in a change to the  
1653 occupancy type of the structure or structures used for the home occupation or  
1654 occupations; or

1655 2. Cause visual or audible interference in radio or television receivers, or  
1656 electronic equipment located off-premises or fluctuations in line voltage off-premises;  
1657 ((and))

1658 K. There shall be no exterior evidence of a home occupation, other than growing  
1659 or storing of plants under subsection C. of this section or a permitted sign, that would  
1660 cause the premises to differ from its residential character. Exterior evidence includes, but  
1661 is not limited to, lighting, the generation or emission of noise, fumes or vibrations as  
1662 determined by using normal senses from any lot line or on average increase vehicular  
1663 traffic by more than four additional vehicles at any given time;

1664 L. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 7:00  
1665 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends; and

1666 M. Uses not allowed as home occupations may be allowed as a home industry  
1667 under K.C.C. 21A.30.090.

1668 SECTION 22. Ordinance 15606, Section 20, as amended, and K.C.C.

1669 21A.30.085 are hereby amended to read as follows:

1670 In the A, F and RA zones, residents of a dwelling unit may conduct one or more



1671 home occupations as accessory activities, under the following provisions:

1672           A. The total floor area of the dwelling unit devoted to all home occupations shall  
1673 not exceed twenty percent of the dwelling unit.

1674           B. Areas within garages and storage buildings shall not be considered part of the  
1675 dwelling unit and may be used for activities associated with the home occupation;

1676           C. Total outdoor area of all home occupations shall be permitted as follows:

1677               1. For any lot less than one acre: Four hundred forty square feet; and

1678               2. For lots one acre or greater: One percent of the area of the lot, up to a  
1679 maximum of five thousand square feet.

1680           D. Outdoor storage areas and parking areas related to home occupations shall be:

1681               1. No less than twenty-five feet from any property line; and

1682               2. Screened along the portions of such areas that can be seen from an adjacent  
1683 parcel or roadway by the:

1684               a. planting of Type II landscape buffering; or

1685               b. use of existing vegetation that meets or can be augmented with additional  
1686 plantings to meet the intent of Type II landscaping((-));

1687           E. A home occupation or occupations is not limited in the number of employees  
1688 that remain off-site. Regardless of the number of home occupations, the number of  
1689 nonresident employees is limited to no more than three who work on-site at the same  
1690 time and no more than three who report to the site but primarily provide services off-  
1691 site((-));

1692           F. In addition to required parking for the dwelling unit, on-site parking is  
1693 provided as follows:



- 1694 1. One stall for each nonresident employed on-site; and
- 1695 2. One stall for patrons when services are rendered on-site;
- 1696 G. Sales are limited to:
- 1697 1. Mail order sales;
- 1698 2. Telephone, Internet or other electronic commerce sales with off-site delivery;
- 1699 3. Items accessory to a service provided to patrons who receive services on the
- 1700 premises;
- 1701 4. Items grown, produced or fabricated on-site; and
- 1702 5. On sites five acres or larger, items that support agriculture, equestrian or
- 1703 forestry uses except for the following:
- 1704 a. motor vehicles and parts (North American Industrial Classification System
- 1705 ("NAICS" Code 441);
- 1706 b. electronics and appliances (NAICS Code 443); and
- 1707 c. building material and garden equipments and supplies (NAICS Code 444);
- 1708 H. The home occupation or occupations do not:
- 1709 1. Use electrical or mechanical equipment that results in a change to the
- 1710 occupancy type of the structure or structures used for the home occupation or
- 1711 occupations;
- 1712 2. Cause visual or audible interference in radio or television receivers, or
- 1713 electronic equipment located off-premises or fluctuations in line voltage off-premises; or
- 1714 3. Increase average vehicular traffic by more than four additional vehicles at any
- 1715 given time;
- 1716 I. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 7:00



1717 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

1718 J. The following uses, by the nature of their operation or investment, tend to  
 1719 increase beyond the limits permitted for home occupations. Therefore, the following  
 1720 shall not be permitted as home occupations:

1721 1. Hotels, motels or organizational lodging;

1722 2. Dry cleaning((÷));

1723 3. Automotive towing services, automotive wrecking services and tow-in  
 1724 parking lots; ((and))

1725 4. Recreational marijuana processor, recreational marijuana producer or  
 1726 recreational marijuana retailer((÷)); and

1727 5. Winery, brewery, distillery facility I, II and III, and remote tasting rooms,  
 1728 except that home occupation adult beverage businesses operating under an active  
 1729 Washington state Liquor and Cannabis Board production license issued for their current  
 1730 location before the effective date of this ordinance, and where King County did not object  
 1731 to the location during the Washington state Liquor and Cannabis Board license  
 1732 application process, shall be considered legally nonconforming and allowed to remain in  
 1733 their current location subject to K.C.C. 21A.32.020 through 21A.32.075 if the use is in  
 1734 compliance with this section as of the effective date of this ordinance. Such  
 1735 nonconforming businesses shall remain subject to all other requirements of this section  
 1736 and all applicable state and local regulations. The resident operator of a nonconforming  
 1737 home occupation winery, brewery or distillery shall obtain an adult beverage business  
 1738 license in accordance with K.C.C. chapter 6.xx (the new chapter created in section 3 of  
 1739 this ordinance);



- 1740 K. Uses not allowed as home occupation may be allowed as a home industry  
 1741 under K.C.C. chapter 21A.30; and
- 1742 L. The home occupation or occupations may use or store vehicles, as follows:
- 1743 1. The total number of vehicles for all home occupations shall be:
- 1744 a. for any lot five acres or less: two;
- 1745 b. for lots greater than five acres: three; and
- 1746 c. for lots greater than ten acres: four;
- 1747 2. The vehicles are not stored within any required setback areas of the lot or on  
 1748 adjacent streets; and
- 1749 3. The parking area for the vehicles shall not be considered part of the outdoor  
 1750 storage area provided for in subsection C. of this section.
- 1751 SECTION 23. Ordinance 10870, Section 537, as amended, and K.C.C.  
 1752 21A.30.090 are hereby amended to read as follows:
- 1753 A resident may establish a home industry as an accessory activity, as follows:
- 1754 A. The site area is one acre or greater;
- 1755 B. The area of the dwelling unit used for the home industry does not exceed fifty  
 1756 percent of the floor area of the dwelling unit.
- 1757 C. Areas within attached garages and storage buildings shall not be considered  
 1758 part of the dwelling unit for purposes of calculating allowable home industry area but  
 1759 may be used for storage of goods associated with the home industry;
- 1760 D. No more than six nonresidents who work on-site at the time;
- 1761 E. In addition to required parking for the dwelling unit, on-site parking is  
 1762 provided as follows:



- 1763           1. One stall for each nonresident employee of the home industry; and
- 1764           2. One stall for customer parking;
- 1765           F. Additional customer parking shall be calculated for areas devoted to the home
- 1766 industry at the rate of one stall per:
- 1767           1. One thousand square feet of building floor area; and
- 1768           2. Two thousand square feet of outdoor work or storage area;
- 1769           G. Sales are limited to items produced on-site, except for items collected, traded
- 1770 and occasionally sold by hobbyists, such as coins, stamps, and antiques;
- 1771           H. Ten feet of Type I landscaping are provided around portions of parking and
- 1772 outside storage areas that are otherwise visible from adjacent properties or public rights-
- 1773 of-way;
- 1774           I. The department ensures compatibility of the home industry by:
- 1775           1. Limiting the type and size of equipment used by the home industry to those
- 1776 that are compatible with the surrounding neighborhood;
- 1777           2. Providing for setbacks or screening as needed to protect adjacent residential
- 1778 properties;
- 1779           3. Specifying hours of operation;
- 1780           4. Determining acceptable levels of outdoor lighting; and
- 1781           5. Requiring sound level tests for activities determined to produce sound levels
- 1782 that may be in excess of those in K.C.C. chapter 12.88; ~~((and))~~
- 1783           J. Recreational marijuana processors, recreational marijuana producers and
- 1784 recreational marijuana retailers shall not be allowed as home industry; and
- 1785           K. Winery, brewery, distillery facility I, II and III, and remote tasting room shall



1786 not be allowed as home industry, except that home industry adult beverage businesses  
 1787 that have, in accordance with K.C.C. 20.20.070, a vested conditional use permit  
 1788 application before the effective date of this ordinance shall be considered legally  
 1789 nonconforming and allowed to remain in their current location subject to K.C.C.  
 1790 21A.32.020 through 21A.32.075. Such nonconforming businesses remain subject to all  
 1791 other requirements of this section and all applicable state and local regulations. The  
 1792 resident operator of a nonconforming winery, brewery or distillery home industry shall  
 1793 obtain an adult beverage business license in accordance with K.C.C. chapter 6.xx (the  
 1794 new chapter created in section 3 of this ordinance).

1795 SECTION 24. Ordinance 10870, Section 547, as amended, and K.C.C.

1796 21A.32.100 are hereby amended to read as follows:

1797 Except as provided by K.C.C. 21A.32.110, a temporary use permit shall be  
 1798 required for any of the following:

1799 A. A use not otherwise permitted in the zone that can be made compatible for a  
 1800 period of up to sixty days a year; ((or))

1801 B. The expansion of an established use that:

- 1802 1. Is otherwise allowed in the zone;
- 1803 2. Is not inconsistent with the original land use approval;
- 1804 3. Exceeds the scope of the original land use approval; and
- 1805 4. Can be made compatible with the zone for a period of up to sixty days a year;

1806 or

1807 C. Events at a winery, brewery, distillery facility or remote tasting room that  
 1808 include one or more of the following activities:



- 1809            1. Exceeds the permitted building occupancy;  
 1810            2. Utilizes portable toilets;  
 1811            3. Utilizes parking that exceeds the maximum number of spaces allowed by this  
 1812 title on-site or utilizes off-site parking;  
 1813            4. Utilizes temporary stages;  
 1814            5. Utilizes temporary tents or canopies that require a permit;  
 1815            6. Requires traffic control for public rights-of-way; or  
 1816            7. Extends beyond allowed hours of operation.

1817            SECTION 25. Ordinance 10870, Section 549, as amended, and K.C.C.

1818            21A.32.120 are hereby amended to read as follows:

1819            Except as otherwise provided in this chapter or in K.C.C. chapter 21A.45,

1820            temporary use permits shall be limited in duration and frequency as follows:

1821            A. The temporary use permit shall be effective for one year from the date of  
 1822            issuance and may be renewed annually as provided in subsection D. of this section;

1823            B.1. The temporary use shall not exceed a total of sixty days in any three-  
 1824            hundred(~~( and )~~)-sixty-five-day period. This (~~((requirement))~~) subsection B.1. applies only  
 1825            to the days that the event or events actually take place.

1826            2. For a winery, brewery, distillery facility II and III in the A (~~(or RA)~~)  
 1827            zone(~~(s)~~), the temporary use shall not exceed a total of two events per month and all  
 1828            event parking (~~((for the events))~~) must be accommodated on-site or managed through a  
 1829            parking management plan approved by the director. This subsection B.2. applies only to  
 1830            the days that the event or events actually take place.

1831            3. For a winery, brewery, distillery facility II and III in the RA zone, the



temporary use shall not exceed a total of twenty-four days in any three-hundred-sixty-five-day period and all event parking must be accommodated on-site or managed through a parking management plan approved by the director. This subsection B.3. applies only to the days that the event or events actually take place.

4. For a winery, brewery, distillery facility II in the A or RA zones, in addition to all other relevant facts, the department shall consider building occupancy and parking limitations during permit review, and shall condition the number of guests allowed for a temporary use based on those limitations. The department shall not authorize attendance of more than one hundred fifty guests.

5. For a winery, brewery, distillery facility III in the A or RA zones, in addition to all other relevant facts, the department shall consider building occupancy and parking limitations during permit review, and shall condition the number of guests allowed for a temporary use based on those limitations. The department shall not authorize attendance of more than two hundred fifty guests.

6. Events for any winery, brewery, distillery facility I in the RA zone, any nonconforming winery, brewery, distillery facility home occupation, or any nonconforming winery, brewery, distillery facility home industry shall be limited to two per year, and limited to a maximum of fifty guests. If the event complies with this subsection B.6., a temporary use permit is not required for a special event for a winery, brewery, distillery facility I in the RA zone, a nonconforming home occupation winery, brewery, distillery facility or a nonconforming home industry winery, brewery, distillery facility;

C. The temporary use permit shall specify a date upon which the use shall be



1855 terminated and removed; and

1856 D. A temporary use permit may be renewed annually for up to a total of five  
1857 consecutive years as follows:

1858 1. The applicant shall make a written request and pay the applicable permit  
1859 extension fees for renewal of the temporary use permit at least seventy days before the  
1860 end of the permit period;

1861 2. The department must determine that the temporary use is being conducted in  
1862 compliance with the conditions of the temporary use permit;

1863 3. The department must determine that site conditions have not changed since  
1864 the original temporary permit was issued; and

1865 4. At least forty-five days before the end of the permit period, the department  
1866 shall notify property owners within five hundred feet of the property boundaries that a  
1867 temporary use permit extension has been requested and contact information to request  
1868 additional information or to provide comments on the proposed extension.

1869 SECTION 26. Ordinance 17485, Section 43, and K.C.C. 21A.38.260 are hereby  
1870 amended to read as follows:

1871 A. The purpose of the Fall City business district special district overlay is to allow  
1872 commercial development in Fall City to occur with on-site septic systems until such time as  
1873 an alternative wastewater system is available. The special district shall only be established  
1874 in areas of Fall City zoned CB and shall be evaluated to determine if it is applicable to  
1875 other rural commercial centers.

1876 B. The standards of this title and other county codes shall be applicable to  
1877 development within the Fall City business district special district overlay except as follows:



1878 1. The permitted uses in K.C.C. Chapter 21A.08 do not apply and are replaced  
 1879 with the following:

1880 a. Residential land uses as set forth in K.C.C. 21A.08.030:

1881 i. As a permitted use:

1882 (A) Multifamily residential units shall only be allowed on the upper floors of  
 1883 buildings; and

1884 (B) Home occupations under K.C.C. chapter 21A.30;

1885 ii. As a conditional use:

1886 (A) Bed and Breakfast (five rooms maximum); and

1887 (B) Hotel/Motel.

1888 b. Recreational/cultural land uses as set forth in K.C.C. 21A.08.030:

1889 i. As a permitted use:

1890 (A) Library;

1891 (B) Museum; and

1892 (C) Arboretum.

1893 ii. As a conditional use:

1894 (A) Sports Club/Fitness Center;

1895 (B) Amusement/Recreation Services/Arcades (Indoor);

1896 (C) Bowling Center

1897 c. General services land uses as set forth in K.C.C. 21A.08.050:

1898 i. As a permitted use:

1899 (A) General Personal Services, except escort services;

1900 (B) Funeral Home;



- 1901 (C) Appliance/Equipment Repair;
- 1902 (D) Medical or Dental Office/Outpatient Clinic;
- 1903 (E) Medical or Dental Lab;
- 1904 (F) Day Care I;
- 1905 (G) Day Care II;
- 1906 (H) Veterinary Clinic;
- 1907 (I) Social Services;
- 1908 (J) Animal Specialty Services;
- 1909 (K) Artist Studios;
- 1910 (L) Nursing and Personal Care Facilities;
- 1911 ii. As a conditional use:
- 1912 (A) Theater (Movie or Live Performance);
- 1913 (B) Religious Use;
- 1914 d. Government/Business services land uses as set forth in K.C.C. 21A.08.060:
- 1915 i. As a permitted use:
- 1916 (A) General Business Service;
- 1917 (B) Professional Office: Bank, Credit Union, Insurance Office.
- 1918 ii. As a conditional use:
- 1919 (A) Public Agency or Utility Office;
- 1920 (B) Police Substation;
- 1921 (C) Fire Station;
- 1922 (D) Utility Facility;
- 1923 (E) Self Service Storage;



- 1924 e. Retail/commercial land uses as set forth in K.C.C. 21A.08.070:
- 1925 i. As a permitted use on the ground floor:
- 1926 (A) Food Store;
- 1927 (B) Drug Store/Pharmacy;
- 1928 (C) Retail Store: includes florist, book store, apparel and accessories store,
- 1929 furniture/home furnishings store, antique/recycled goods store, sporting goods store, video
- 1930 store, art supply store, hobby store, jewelry store, toy store, game store, photo store,
- 1931 electronic/appliance store, fabric shops, pet shops, and other retail stores (excluding adult-
- 1932 only retail);
- 1933 (D) Eating and Drinking Places, including coffee shops and bakeries;
- 1934 (E) Remote tasting rooms.
- 1935 ii. As a conditional use:
- 1936 (A) Liquor Store or Retail Store Selling Alcohol;
- 1937 (B) Hardware/Building Supply Store;
- 1938 (C) Nursery/Garden Center;
- 1939 (D) Department Store;
- 1940 (E) Auto Dealers (indoor sales rooms only);
- 1941 f. Manufacturing land uses as set forth in K.C.C. 21A.08.080 are not allowed.
- 1942 g. Resource land uses as set forth in K.C.C. 21A.08.090:
- 1943 i. As a permitted use:
- 1944 (A) Solar photovoltaic/solar thermal energy systems;
- 1945 (B) Private storm water management facilities;



1946 (C) Growing and Harvesting Crops (within rear/internal side yards or roof  
 1947 gardens, and with organic methods only);

1948 (D) Raising Livestock and Small Animals (per the requirements of Section  
 1949 21A.30 of the Zoning Code)

1950 ii. As a conditional use: Wind Turbines

1951 h. Regional land uses as set forth in K.C.C. 21A.08.100 with a special use permit:  
 1952 Communication Facility.

1953 2. The densities and dimensions set forth in K.C.C. chapter 21A.12 apply, except  
 1954 as follows:

1955 a. Residential density is limited to six dwelling units per acre. For any building  
 1956 with more than ten dwelling units, at least ten percent of the dwelling units shall be  
 1957 classified as affordable under 21A.34.040F.1;

1958 b. Buildings are limited to two floors, plus an optional basement;

1959 c. The elevation of the ground floor may be elevated a maximum of six feet  
 1960 above the average grade of the site along the front facade of the building;

1961 d. If the ground floor is designed to accommodate non-residential uses, the  
 1962 elevation of the ground floor should be placed near the elevation of the sidewalk to  
 1963 minimize the need for stairs and ADA ramps;

1964 e. If the ground floor is designed to accommodate non-residential space, the  
 1965 height of the ceiling, as measured from finished floor, shall be no more than eighteen feet;

1966 f. Building height shall not exceed forty feet, as measured from the average  
 1967 grade of the site along the front facade of the building.

1968 SECTION 27. The King County executive shall conduct a demonstration project



1969 to create and evaluate a remote tasting room demonstration project A as provided for in,  
 1970 and consistent with, section 28 of this ordinance.

1971 NEW SECTION. SECTION 28. There is hereby added to K.C.C. chapter  
 1972 21A.55 a new section to read as follows:

1973 A. The purpose of the remote tasting room demonstration project A is to:

1974 1. Support agriculture and synergistic development of mixed use adult beverage  
 1975 facilities in order to boost agritourism and the area's reputation as food and adult-  
 1976 beverage destination;

1977 2. Enable the county to evaluate how expanded adult beverage-based uses can  
 1978 be permitted while maintaining the core functions and purposes of the Rural Area and  
 1979 Agricultural zones;

1980 3. Determine the benefits and evaluate strategies to mitigate impacts of the adult  
 1981 beverage industry on Rural Area and Agricultural zoned areas, including the impacts and  
 1982 benefits of the industry on Agricultural Production Districts, and including those  
 1983 properties where the demonstration project sites are located and the surrounding areas;

1984 4. Provide an opportunity for additional exposure for locally sourced and  
 1985 produced agricultural products; and

1986 5. Identify and evaluate potential changes to countywide land use regulations to  
 1987 support the development of additional areas of unincorporated King County that may  
 1988 benefit from growth in agritourism.

1989 B. The demonstration project shall only be implemented on the sites identified in  
 1990 Attachment A to this ordinance.

1991 C. The use that the permitting division may approve under the remote tasting



1992 room demonstration project A shall include only "remote tasting room" as defined in  
1993 section 13 of this ordinance.

1994 D.1. An application for a remote tasting room under this section may be  
1995 submitted in conjunction with an application for an adult beverage business license or a  
1996 building permit.

1997 2. Requests shall be submitted to the permitting division in writing, together  
1998 with any supporting documentation and must illustrate how the proposal meets the  
1999 criteria in subsection F. of this section.

2000 3. An application for a remote tasting room under this section shall be reviewed  
2001 as a Type I land use decision in accordance with K.C.C. 20.20.020.

2002 E. The department of local services, permitting division, shall administer the  
2003 demonstration project, and shall approve or deny a remote tasting room application under  
2004 this section based upon compliance with subsection F. of this section. Approval or denial  
2005 of a remote tasting room application shall not be construed as applying to any other  
2006 development application either within the demonstration project area or elsewhere in the  
2007 county.

2008 F.1. A remote tasting room under this section may be approved, subject to the  
2009 following:

2010 a. One or more winery, brewery, distillery facility I, II or III may operate  
2011 within one remote tasting room;

2012 b. The aggregated total space devoted to remote tasting room activities shall be  
2013 limited to one thousand square feet of gross floor area, not including areas devoted to  
2014 storage, restrooms, and similar nonpublic areas;



2015 c. Notwithstanding subsection F.1.b. of this section, an additional five hundred  
 2016 square feet of immediately adjacent outdoor space may be used for tasting, subject to  
 2017 applicable state regulations limiting sale, service and consumption of alcoholic  
 2018 beverages;

2019 d. Incidental retail sales of products and merchandise related to the products  
 2020 being tasted is allowed;

2021 e. The hours of operation for the tasting room shall be limited as follows:  
 2022 Mondays, Tuesdays, Wednesdays and Thursdays, tasting room hours shall be limited to  
 2023 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays and Sundays, tasting room hours  
 2024 shall be limited to 11:00 a.m. through 9:00 p.m.;

2025 f. The applicant and any additional business operators using the remote tasting  
 2026 room shall obtain an adult beverage business license in accordance with K.C.C. chapter  
 2027 6.xx (the new chapter created in section 3 of this ordinance);

2028 g. Each remote tasting room business operator using the remote tasting room  
 2029 shall have proof of Washington state Liquor and Cannabis Board approval;

2030 h. Special events shall not exceed two per year regardless as to the number of  
 2031 operators using the tasting room, and shall be limited to no more than fifty guests. As  
 2032 long as the special events comply with this section, a temporary use permit is not  
 2033 required;

2034 i. Off-street parking shall be provided in accordance with the parking ratios  
 2035 for remote tasting room uses in K.C.C. 21A.18.030. Off-Street parking is limited to a  
 2036 maximum of one space per fifty square feet of tasting and retail areas; and

2037 j. The use shall be consistent with general health, safety and public welfare



2038 standards, and shall not violate state or federal law.

2039           2. This section supersedes other variance, modification or waiver criteria of  
2040 K.C.C. Title 21A.

2041           3. Remote tasting room uses approved in accordance with this section may  
2042 continue as long as an underlying business license or renewal is maintained, and subject  
2043 to the nonconformance provisions of K.C.C. chapter 21A.32.

2044           G. Demonstration project applications shall be accepted by the permitting  
2045 division for three years from the effective date of this ordinance. Complete applications  
2046 submitted before the end of the three years shall be reviewed and decided on by the  
2047 permitting division.

2048           H. Starting one year after the effective date of this ordinance, and each year for  
2049 four years thereafter, the executive shall prepare preliminary evaluations of remote  
2050 tasting room demonstration project A. The executive shall post these preliminary  
2051 evaluation reports to the department of local services, permitting division, website, and  
2052 provide electronic notice of the posting to the clerk of the council, who shall retain the  
2053 original email and provide an electronic copy to all councilmembers, the council chief of  
2054 staff and the lead staff for the local services, regional roads and bridges committee or its  
2055 successor. These preliminary evaluation reports shall include:

2056           1. A list of remote tasting room demonstration project applications submitted,  
2057 reviewed and decided, including the date of original submittal, date of complete  
2058 application and date and type of final decision whether approved or denied; and

2059           2. A list of code compliance complaints under Title 23, if any, related to the  
2060 applications received and approved or the demonstration project that were opened or



2061 initiated in the prior year, and their current status.

2062 I.1. Within ninety days of five years after the effective date of this ordinance, the  
2063 permitting division shall prepare a draft final evaluation and proposed permanent code  
2064 changes that includes the information compiled under subsection H. of this section, and  
2065 an evaluation of whether the purposes under subsection A. of this section have been  
2066 fulfilled by the demonstration project.

2067 2. The draft final report required in subsection J. of this section and proposed  
2068 permanent code changes shall be done in conjunction with the efficacy evaluation and  
2069 proposed code changes required by section 31 of this ordinance.

2070 J. The permitting division shall include a public comment period for the  
2071 permitting division's draft final evaluation described in subsection I. of this section. The  
2072 public comment period shall last at least forty-five days beginning with the date of  
2073 publication in the newspapers of record for the demonstration project areas identified in  
2074 Attachment A to this ordinance. As part of the public comment period, the permitting  
2075 division shall:

2076 1. Publish notice of the draft final evaluation's availability in each newspaper of  
2077 record, including locations where the draft final evaluation is available;

2078 2. Send notice and request for comment to the water districts for the  
2079 demonstration project areas identified in Attachment A to this ordinance;

2080 3. Request comments from any developer that has applied for approval under  
2081 the demonstration project;

2082 4. Provide a copy at the local libraries for the demonstration project areas  
2083 identified in Attachment A to this ordinance;



2084           5. Post an electronic copy on the permitting division's website; and  
 2085           6. Send electronic notice to the clerk of the council, who shall retain the original  
 2086 email and provide an electronic copy to all councilmembers, the council chief of staff and  
 2087 the lead staff for the local services, regional roads and bridges committee, or its  
 2088 successor.

2089           K. After the public comment period has ended, the permitting division shall  
 2090 prepare a final evaluation of the remote tasting room demonstration project A,  
 2091 incorporating or responding to the comments received. Within sixty days of the end of  
 2092 the public comment period, the executive shall file a final evaluation report, a motion that  
 2093 should accept the report, and an ordinance that implements any proposed permanent code  
 2094 changes.

2095           L. The final report and proposed legislation shall be filed in the form of a paper  
 2096 original and an electronic copy with the clerk of the council, who shall retain the original  
 2097 and provide an electronic copy to all councilmembers, the council chief of staff and the  
 2098 lead staff for the local services, regional roads and bridges committee, or its successor.

2099           SECTION 29. Ordinance 13623, Section 37, as amended, and K.C.C. 23.32.010  
 2100 are hereby amended to read as follows:

2101           A.1. Civil fines and civil penalties for civil code violations shall be imposed for  
 2102 remedial purposes and shall be assessed for each violation identified in a citation, notice  
 2103 and order, voluntary compliance agreement or stop work order pursuant to the following  
 2104 schedule:

a. citations, except for winery, brewery, distillery facility I,

II and III and remote tasting room:



(1) with no previous similar code violations	\$100
(2) with no previous code violations of K.C.C. chapter 12.86 within the past twelve months	\$125
(3) with one previous code violation of K.C.C. chapter 12.86 within the past twelve months	\$250
(4) with one or more previous similar code violations, or with two previous code violations of K.C.C. chapter 12.86 within the past twelve months	\$500
(5) with two or more previous violations of K.C.C. Title 10, or three or more previous code violations of K.C.C. chapter 12.86 within the past twelve months	Double the rate of the previous penalty
b. <u>citations for violations of winery, brewery, distillery facility I, II and III and remote tasting room zoning conditions, including but not limited to unapproved events;</u>	
<u>(1) with no previous similar code violations within the past twelve months;</u>	<u>\$500</u>
<u>(2) with one or more previous similar code violations within the past twelve months;</u>	<u>\$1,000</u>
c. violation of notice and orders and stop work orders:	
(1) stop work order basic penalty	\$500
(2) voluntary compliance agreement and notice and order basic penalty	\$25



(3) additional initial penalties may be added in the following amounts for violations where there is:

- |  |      |
|--|------|
| (a) public health risk                                   | \$15 |
| (b) environmental damage risk                            | \$15 |
| (c) damage to property risk                              | \$15 |
| (d) one previous similar code violation                  | \$25 |
| (e) two previous similar code violations                 | \$50 |
| (f) three or more previous similar code violations       | \$75 |
| (g) economic benefit to person responsible for violation | \$25 |

~~((e.))~~ d. cleanup restitution payment: as specified in K.C.C. 23.02.140.

~~((d.))~~ e. reinspection following the issuance of a notice and order, if the violation has not been abated in accordance with the notice and order:

(1) first reinspection, which shall occur no sooner than \$150 the day following the date compliance is required by the notice and order

(2) second reinspection, which shall occur no sooner than \$300 fourteen days following the first reinspection

(3) third reinspection, which shall occur no sooner than \$450 fourteen days following the second reinspection

(4) reinspection after the third reinspection, which shall \$450 only be conducted immediately preceding an administrative



or court ordered abatement or at the direction of the  
 prosecuting attorney for the purpose of presenting evidence in  
 the course of litigation or administrative hearing against the  
 person responsible for code compliance

2105           2. For the purposes of this section, previous similar code violations that can  
 2106   serve as a basis for a higher level of civil penalties include violations of the same chapter  
 2107   of the King County Code. Any citation, stop work order or notice and order previously  
 2108   issued by the department shall not constitute a previous code violation for the purposes of  
 2109   this section if that stop work order or notice and order was appealed and subsequently  
 2110   reversed.

2111           B. The penalties assessed pursuant to this section for any failure to comply with a  
 2112   notice and order or voluntary compliance agreement shall be assessed daily, according to  
 2113   the schedule in subsection A of this section, for the first thirty days following the date the  
 2114   notice and order or voluntary compliance agreement required the code violations to have  
 2115   been cured. If after thirty days the person responsible for code compliance has failed to  
 2116   satisfy the notice and order or voluntary compliance agreement, penalties shall be  
 2117   assessed daily at a rate of double the rate for the first thirty days. Penalties may be  
 2118   assessed daily until the person responsible for code compliance has fully complied with  
 2119   the notice and order.

2120           C. Penalties based on violation of a stop work order shall be assessed, according  
 2121   to the schedule in subsection A. of this section, for each day the department determines  
 2122   that work or activity was done in violation of the stop work order.

2123           D. Citations and cleanup restitution payments shall only be subject to a one-time



2124 civil penalty.

2125 E. The director may suspend the imposition of additional civil penalties if the  
2126 person responsible for code compliance has entered into a voluntary compliance  
2127 agreement. If the person responsible for code compliance enters into a voluntary  
2128 compliance agreement and cures the code violations, the director may also waive all or  
2129 part of the accrued civil penalties in accordance with K.C.C. 23.32.050. Penalties shall  
2130 begin to accrue again pursuant to the terms of the voluntary compliance agreement if any  
2131 necessary permits applied for are denied, canceled or not pursued, or if corrective action  
2132 identified in the voluntary compliance agreement is not completed as specified.

2133 F. The civil penalties in this section are in addition to, and not in lieu of, any  
2134 penalties, sanctions, restitution or fines provided for in any other provisions of law.

2135 SECTION 30. Map Amendment #2 is hereby adopted, as shown in Attachment B  
2136 to this ordinance.

2137 SECTION 31. A. The executive shall transmit a an efficacy evaluation report,  
2138 proposed motion and proposed ordinance that evaluates the efficacy of the regulations for  
2139 adult beverage businesses, including winery, brewery, distillery facilities, remote tasting  
2140 rooms and nonconforming home occupations and home industries, adopted as part of this  
2141 ordinance, and any recommended changes to the regulations and the rationale for those  
2142 recommended changes. The efficacy evaluation report shall include, at a minimum:

2143 1. A list of all adult beverage businesses with valid business licenses as of five  
2144 years from the effective date of this ordinance;

2145 2. A list of adult beverage businesses permit applications submitted, reviewed  
2146 and decided in the prior five years, including the date of original submittal, date of



2147 complete application, date and type of final decision whether approved or denied and  
2148 categorization of typical conditions were applied;

2149 3. A list of all code enforcement complaints filed against adult beverage  
2150 businesses over the prior five years, including the final resolution of resolved cases and  
2151 the status of open cases; and

2152 4. An evaluation of and recommendations for changes to the following  
2153 development conditions, if any, and the rationale for the proposed change or for  
2154 maintaining the development condition as adopted by this ordinance:

2155 a. Citation and civil fine structure adopted in K.C.C. 23.32.010 for adult  
2156 beverage businesses;

2157 b. Parking requirements, including the minimum required and the maximum  
2158 allowed;

2159 c. Hours of operation for tasting rooms associated with production facilities  
2160 and remote tasting rooms;

2161 d. Temporary use permit criteria related to special events for adult beverage  
2162 businesses, including the criteria for and minimum requirements of and obtaining a  
2163 temporary use permit established in K.C.C. 21A.32.100 and 21A.32.120, and the public  
2164 notice requirements; and

2165 e. Product content requirement in the A zone, including the growth on-site  
2166 requirements and the agricultural accessory use language adopted by this ordinance.

2167 B. This efficacy evaluation report shall have a public comment period in  
2168 conjunction with that required for the final evaluation in section 28 of this ordinance.

2169 C. The efficacy evaluation report and proposed ordinance shall be transmitted to



2170 the council with a motion that should accept the report and a proposed ordinance making  
 2171 recommended code changes, concurrently with the final evaluations required in section  
 2172 28 of this ordinance, in the form of a paper original and an electronic copy to the clerk of  
 2173 the council, who shall retain the original and provide an electronic copy to all  
 2174 councilmembers, the council chief of staff and the lead staff for the local services,  
 2175 regional roads and bridges committee, or its successor.

2176 SECTION 32. Severability. If any provision of this ordinance or its application  
 2177 to any person or circumstance is held invalid, the remainder of the ordinance or the  
 2178 application of the provision to other persons or circumstances is not affected."  
 2179

2180 Strike Attachment A, Map Amendment #1-Remote Tasting Room Demonstration Project  
 2181 A dated March 11, 2019, and insert Attachment A, Map Amendment #1-Remote Tasting  
 2182 Room Demonstration Project A dated September 16, 2019  
 2183 The clerk of the council is instructed to insert the final enactment number in Attachment  
 2184 A where the Proposed Ordinance number is referenced.  
 2185

2186 Strike Attachment B, Map Amendment #2-Special Event Demonstration Project B dated  
 2187 March 11, 2019, and insert Attachment B, Map Amendment #2- Modifying P-Suffix VS-  
 2188 P29 Vashon Town Plan – Restricted Uses for CB Zoned Properties  
 2189

2190 **EFFECT:** This striking amendment makes substantive, clarifying and technical changes,  
 2191 including:

2192  
 2193 Substantive/Policy Changes  
 2194



- 2195 1. WBD I Interim Use in the A zone is removed from the permitted use tables.  
 2196 Associated changes to business license requirements, definitions, special  
 2197 events/TUP, and evaluation are also removed.
- 2198 2. Modifies the business license section to:  
 2199 a. Allow existing businesses, subject to criteria, to establish their previous  
 2200 compliance with the zoning code in order to obtain legal nonconforming  
 2201 status. These businesses are required to submit documentation with their  
 2202 first business license. The first business license will be good for six  
 2203 months, with a six month extension possible if they have made progress in  
 2204 demonstrating past compliance.  
 2205 b. Give Permitting the authority to deny a business license based on  
 2206 noncompliance with the Zoning Code.  
 2207 c. Modify the appeal period for business licenses to be consistent with other  
 2208 kinds of zoning appeals.
- 2209 3. WBD I in RA zone:  
 2210 a. Use is moved from a residential accessory use to a permitted use in the  
 2211 Manufacturing Land Use Table.  
 2212 b. Reference to "nonresident employee" removed.  
 2213 c. Allows one parking stall on-site.  
 2214 d. Prohibits on-site sales and tasting.  
 2215 e. Provides additional clarification for special events – 2 per year, maximum  
 2216 50 guests, no permit required.
- 2217 4. WBD II and III  
 2218 a. In A zone, limits conversion of agricultural land to less than 1 acre for  
 2219 nonagricultural accessory uses.  
 2220 b. In A and RA zones:  
 2221 i. Limits on-site tasting and retail sales to 15% of the aggregated  
 2222 floor area.  
 2223 ii. Requires that access be from an arterial (or public roadway for  
 2224 WBD II in RA zone with a CUP).  
 2225 iii. Sets maximum parking at 150% of the minimum required.  
 2226 iv. Removes language regarding nonconforming status of existing  
 2227 parking spaces.  
 2228 v. For WBD III, eliminates allowance for 8,000 square feet of  
 2229 underground storage.  
 2230 vi. For WBD III, removes allowance to connect to a Group B water  
 2231 system. Only Group a water system connection would be allowed.
- 2232 5. All WBDs:  
 2233 a. Removes option to reduce 75' setback from RA and R zones to 25' with  
 2234 screening and a CUP.  
 2235 b. In A and RA zones  
 2236 i. Requires one of the two stages of production to be crushing,  
 2237 fermenting, or distilling.  
 2238 ii. Limits impervious surface to a maximum of 25%, or the maximum  
 2239 allowed by the underlying zoning, whichever is less.
- 2240 6. Home Occupations and Home Industries:



- a. Allows the existing business with a liquor license from the state LCB as of the effective date of this ordinance (rather than January 1, 2019) to have the opportunity to demonstrate nonconformance.
- b. Tightens language to avoid loopholes.
- c. Removes language allowing businesses 1-year to come into conformance with home occupation or home industry standards.
- d. Removes language for home industries to obtain legal nonconforming status, and recognizes that vested CUP applications should be treated as nonconforming (if approved).
- 7. Modifies the Fall City business district overlay to allow remote tasting rooms on the ground floor of the CB zoned land in the Fall City Rural Town.
- 8. Remote tasting room demonstration project A:
  - a. Remove Vashon Rural Town and Fall City Rural Town CB zoning from demonstration project.
  - b. Clarify the purpose section, business license requirements, and special event allowance.
  - c. Modifies evaluation requirements to
    - i. Eliminate requirement for annual transmittal to Council. Post to website instead with email to clerk of the Council.
    - ii. Adds requirements in annual evaluation to include date of submittal, complete application, and decision date and type
    - iii. Removes requirements in annual evaluation for reporting on comments made by the community, known interactions between demonstration project applicants and nearby agricultural users and land, inventory of available properties, and recommended code changes
    - iv. For final evaluation, require that the evaluation include whether the purposes of the demonstration project have been fulfilled by the demonstration project, and recommended permanent code changes.
- 9. Eliminates special event demonstration project B.
- 10. Modifies VS-P29, allowing remote tasting rooms as a permitted use in CB zone in the Vashon Rural Town.
- 11. Modifications to efficacy evaluation:
  - a. Include evaluation of regulations on existing businesses – including information on businesses licenses, permit applications, and code enforcement complaints/violations.
  - b. Include recommended code changes to development conditions, including citation and civil infractions, parking, hours of operation for tasting rooms, temporary use permits for special events, and product content requirements for the A zone.
  - c. Removes evaluation of the impact of urban uses within UGA have on rural character of adjacent rural areas outside the UGA
  - d. Specifies that public comment period for the efficacy evaluation occur in conjunction with the public comment period for the remote tasting room demonstration project.



Clarifying

## 12. Modifications to Findings:

- a. Reflect other substantive changes and add additional context.
- b. Adds new Findings regarding water use, retail sales and tasting, and special district overlays.

## 13. Definitions: modifies definition for WBD I, II and III to add "distilling" as a step in the production process.

## 14. WBDs in A zone: adds in missing language so that WBD III in A zone are allowed as an accessory to a primary agricultural use.

## 15. Industrial zone: clarifies that wineries are not allowed.

## 16. For criteria of events that require a temporary use permit, clarify that events that require traffic control or extend beyond allowed hours of operation will require a temporary use permit.

## 17. For citations, clarifies the timeframe (1 year) for citing a first time violation, rather than subsequent violations.

Technical

## 18. Corrects references to King County Comprehensive Plan Policies.

## 19. Corrects capitalization, punctuation, and typographical errors.

## 20. Makes code reviser edits.



## Map Amendment # 1- Remote Tasting Room Demonstration Project A

### Sammamish Valley near the City of Woodinville

#### AMENDMENT TO THE KING COUNTY ZONING ATLAS

---

Amend Sections 14 and 23, Township 26, Range 5, as follows:

#### ZONING

Apply the Demonstration Project (-DPA) established in Ordinance XXXXX (Proposed Ordinance 2018-0241), Section 27 and 28, to the following parcels. Make no other changes to the land use designation or zoning:

Parcel	Current Zoning	Area
2481600120	RA-2.5	Sammamish Valley
3404700026	RA-2.5	Sammamish Valley
3404700027	RA-2.5	Sammamish Valley
3404700030	RA-2.5-SO	Sammamish Valley
3404700031	RA-2.5-SO	Sammamish Valley
3404700035	RA-2.5-SO	Sammamish Valley
3404700040	RA-2.5-SO	Sammamish Valley
3404700041	RA-2.5-SO	Sammamish Valley
3404700043	RA-2.5-SO	Sammamish Valley
3404700050	RA-2.5-SO	Sammamish Valley
3404700055	RA-2.5-SO	Sammamish Valley
3404700057	RA-2.5-SO	Sammamish Valley
3407700006	RA-2.5-SO	Sammamish Valley

Effect: Amends the zoning atlas to apply the Remote Tasting Room Demonstration Project A to all or a portion of 13 parcels within the Sammamish Valley near the City of Woodinville.



### Demonstration Project Overlay A: Sammamish Valley

**Legend:**

- Demonstration Overlay A
- Parcels
- Urban Growth Boundary
- Incorporated Area
- Parks & Open Space
- Regional Trails
- Railroads
- Waterbodies
- Streams
- Wetland & Steep Slope

Date: 3/4/2019

King County

The map displays the Sammamish Valley area, showing the Urban Growth Boundary (red line) and the Demonstration Overlay A (yellow hatched area). The map includes major roads such as NE 145th St, NE 146th Pl, NE 147th Pl, NE 148th Pl, NE 149th Pl, NE 150th Pl, NE 151st Pl, NE 152nd Pl, NE 153rd St, NE 154th St, NE 155th St, NE 156th St, NE 157th St, NE 158th St, NE 159th St, NE 160th St, NE 161st St, NE 162nd St, NE 163rd St, NE 164th St, NE 165th St, NE 166th St, NE 167th St, NE 168th St, NE 169th St, NE 170th St, NE 171st St, NE 172nd St, NE 173rd St, NE 174th St, NE 175th St, NE 176th St, NE 177th St, NE 178th St, NE 179th St, NE 180th St, NE 181st St, NE 182nd St, NE 183rd St, NE 184th St, NE 185th St, NE 186th St, NE 187th St, NE 188th St, NE 189th St, NE 190th St, NE 191st St, NE 192nd St, NE 193rd St, NE 194th St, NE 195th St, NE 196th St, NE 197th St, NE 198th St, NE 199th St, NE 200th St, NE 201st St, NE 202nd St, NE 203rd St, NE 204th St, NE 205th St, NE 206th St, NE 207th St, NE 208th St, NE 209th St, NE 210th St, NE 211st St, NE 212nd St, NE 213rd St, NE 214th St, NE 215th St, NE 216th St, NE 217th St, NE 218th St, 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October 7, 2019



**Map Amendment # 2 - VS-P29 Vashon Town Plan – Restricted Uses for CB Zoned Properties**

**Vashon Rural Town Community Business Zoning**

**AMENDMENT TO THE KING COUNTY ZONING ATLAS**

---

Amend Sections 29, 30, 31 and 32, Township 23, Range 3, and Sections 3, 5 and 6, Township 22, Range 3, as follows:

**ZONING**

Modify Property Specific Development Standard VS-P29 to read:

"Restricted Uses for Community Business-Zoned Properties - P-suffix condition (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996, as amended)

Property with Community Business zoning shall be restricted to the following specific land uses as set forth in Chapter K.C.C. 21A.08.

For any use requiring a Conditional Use Permit that is located on property listed by the Washington State Department of Ecology as a known or suspected contaminated site, the Conditional Use Permit shall be conditioned to ensure that the property owner obtains and submits a No Further Action letter for the subject property or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions shall be enforced, up to a potential revocation of the Conditional Use Permit.

**Residential Land Uses**

**DWELLING UNITS, TYPES:** Townhouse; Apartment\*\*.

**GROUP RESIDENCES:** Community residential facility -I; Community residential facility - II; Senior citizen assisted housing.

**ACCESSORY USES:** Home occupation.

**TEMPORARY LODGING:** Hotel/Motel, Bed and breakfast guesthouse.

**Recreational/Cultural Land Uses**



39 PARK/RECREATION: Park

40 AMUSEMENT/ENTERTAINMENT: Theater, Plays/Theatrical production, Bowling center,  
41 Sports club.

42 CULTURAL: Library, Museum, Arboretum, Conference Center

43 General Services Land Uses

44 PERSONAL SERVICES: General Personal Service; Funeral Home/Crematory; Day care I; Day  
45 care II; Veterinary Clinic; Automotive repair; Miscellaneous repair; Churches, synagogue,  
46 temple; Social Services; Kennel or Cattery.

47 HEALTH SERVICES: Office/Outpatient Clinic; Nursing and personal care facilities; Hospital;  
48 Medical/Dental Lab.

49 EDUCATION SERVICES: Secondary or High School; Specialized Instruction School; Interim  
50 Recycling Facility.

51 Government/Business Service Land Uses

52 GOVERNMENT SERVICES: Public agency or utility office; Police Facility; Utility Facility;  
53 Private Stormwater Management Facility.

54 BUSINESS SERVICES: Individual Transportation and Taxi; Trucking and courier Service;  
55 Self-service Storage; Passenger Transportation Service; Telegraph and other Communications  
56 (excluding towers); General Business Service; Professional Office; Miscellaneous Equipment  
57 Rental; Automotive Parking; Commercial/Industrial Accessory Uses (Administrative. offices,  
58 employee exercise & food service facilities, storage of agricultural raw materials or products  
59 manufactured on site, owner/caretaker residence, grounds maintenance).

60 RETAIL/WHOLESALE LAND USES:

61 Building, Hardware and Garden Materials; Department and Variety Store; Food Stores; Auto  
62 Supply Stores; Apparel and Accessory Stores; Furniture and Home Furnishings Stores; Eating  
63 and Drinking Places; Remote Tasting Rooms; Drug Stores; Liquor Stores; Uses Goods:  
64 Antiques/Secondhand Shops; Sporting Goods and related Stores; Book, Stationery, Video and  
65 Art Supply Stores; Jewelry Stores; Hobby, Toy Game Shops; Photographic and Electronic  
66 Shops; Fabric Shops; Florist Shops; Personal Medical Supply Stores; Pet Shops.

67 Recreational marijuana retailer, subject to K.C.C. 21A.08.070 and applicable state law.

68 MANUFACTURING LAND USES:

69 Recreational marijuana processor I, subject to K.C.C. 21A.08.080 and applicable state law.

70 Printing and Publishing.

71 Wineries, Breweries and Distilleries, subject to K.C.C. 21A.08.080

72 RESOURCE LAND USES:

73 Recreational marijuana producer, subject to K.C.C. 21A.08.90 and applicable state law.

74 REGIONAL LAND USES:



75 Wastewater Treatment Facility; Transit Park and Ride Lot.  
76 \*\*Residential density for mixed use development in Community Business zone shall not exceed  
77 eight units per acre."  
78  
79 P-suffix condition VS-P29 applies to the following parcel numbers. No changes to the  
80 geography of VS-P29 are included in this amendment.  
81

Parcels List
0522039017
0522039123
0522039145
0522039166
0622039016
0622039079
0622039080
0622039082
0622039083
0622039090
0622039094
0622039095
0622039100
0622039110
2846200005
2846200010
2846200025
2846200030
2846200040
2846200050
2846200065
2846200070
2846200075
2846200080
2846200085
2846200086
2846200090
2846200092
2846200100
2846200105
2846200110
2846200115
2923039068



2923039094
2923039106
2923039113
2923039114
2923039121
2923039135
2923039136
2923039147
2923039158
2923039160
2923039161
2923039183
2923039198
2923039291
2923039295
3023039036
3023039039
3023039041
3023039050
3023039051
3023039054
3023039056
3023039061
3023039062
3023039073
3023039090
3023039097
3023039108
3023039111
3023039122
3023039125
3023039160
3023039161
3023039187
3023039204
3123039004
3123039010
3123039011
3123039028
3123039030
3123039033



3123039035
3123039041
3123039053
3123039055
3123039059
3123039061
3123039067
3123039071
3123039072
3123039074
3123039075
3123039086
3123039087
3123039088
3123039107
3123039126
3123039130
3123039131
3123039134
3123039135
3123039166
3223039016
3223039017
3223039018
3223039019
3223039020
3223039021
3223039022
3223039023
3223039024
3223039048
3223039076
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3223039103
3223039112
3223039113
3223039114
3223039133
3223039195



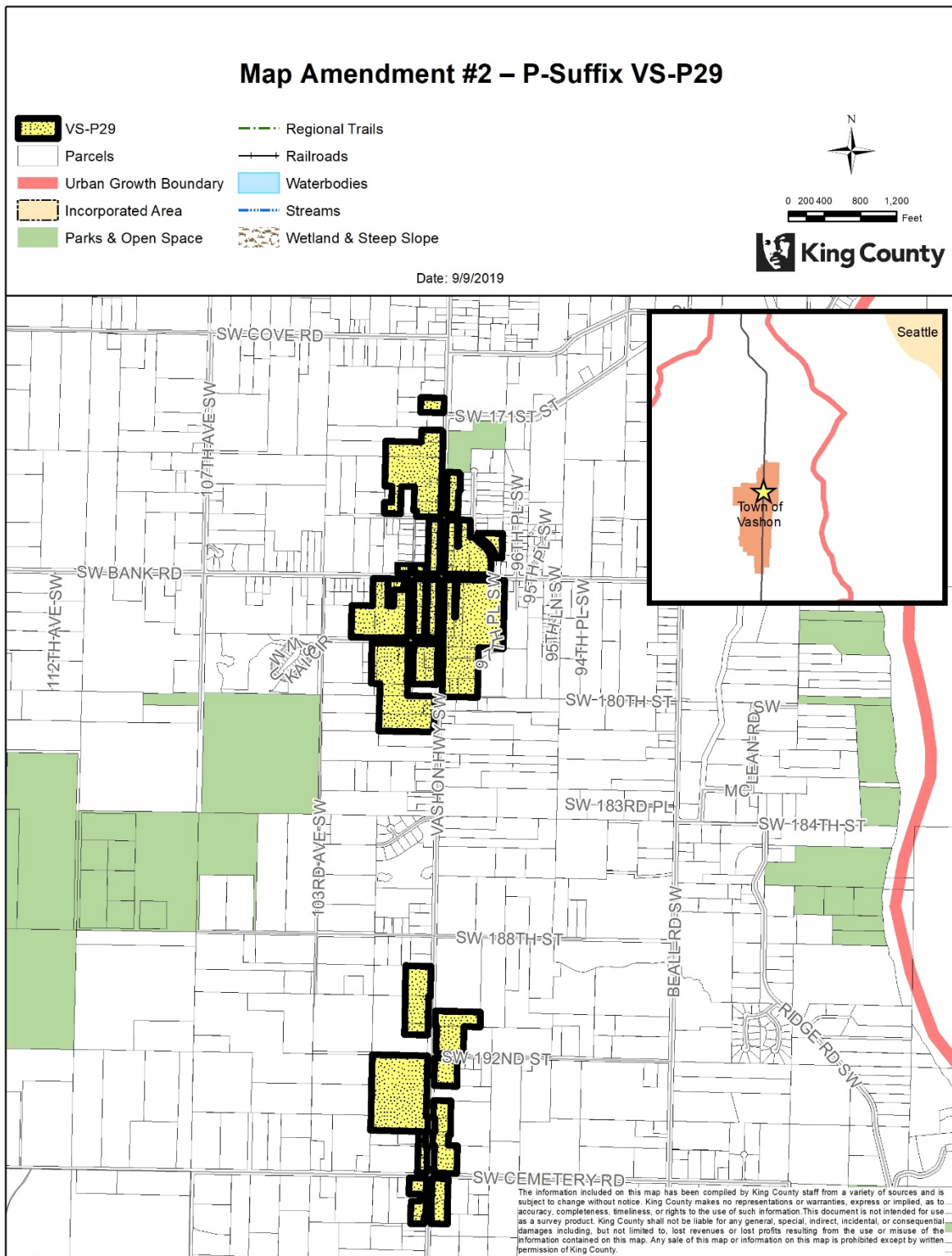
8883500000
8884400010
8884400020

For the following parcels, the existing and modified P-suffix condition only apply to the portion of the property zoned CB:

Parcel List
0522039015
0522039018
0522039052
0622039004
0622039148
3023039096
3123039031
3123039128
3123039132

**Effect:** Amends Property Specific Development Standard (P-Suffix) VS-P29 to allow remote tasting rooms in the CB zoned property in the Vashon Rural Town. No other changes are made to the P-Suffix, and no modifications are made to the properties this P-Suffix applies to.







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<h1 style="margin: 0;">T1</h1>
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9/16/19

Title Amendment if S1 passes

ea

Sponsor: BalducciProposed No.: 2018-0241.2

1 **TITLE AMENDMENT TO PROPOSED ORDINANCE 2018-0241, VERSION 2**

2 On page 1, strike lines 1 through 19, and insert:

3 "AN ORDINANCE relating to planning and permitting;  
 4 amending Ordinance 1888, Article III, Section 5, as  
 5 amended, and K.C.C. 6.01.150, Ordinance 10870, Section  
 6 334, as amended, and K.C.C. 21A.08.070, Ordinance  
 7 10870, Section 335, as amended, and K.C.C. 21A.08.080,  
 8 Ordinance 10870, Section 336, as amended, and K.C.C.  
 9 21A.08.090, Ordinance 10870, Section 407, as amended,  
 10 and K.C.C. 21A.18.030, Ordinance 10870, Section 536, as  
 11 amended, and K.C.C. 21A.30.080, Ordinance 15606,  
 12 Section 20, as amended, and K.C.C. 21A.30.085,  
 13 Ordinance 10870, Section 537, as amended, and K.C.C.  
 14 21A.30.090, Ordinance 10870, Section 547, as amended,  
 15 and K.C.C. 21A.32.100, Ordinance 10870, Section 549, as  
 16 amended, and K.C.C. 21A.32.120, Ordinance 17485,  
 17 Section 43, and K.C.C. 21A.38.260 and Ordinance 13623,  
 18 Section 37, as amended, and K.C.C. 23.32.010, adding new



19 sections to K.C.C. chapter 21A.06, adding a new section to  
20 K.C.C. chapter 21A.55, adding a new chapter to K.C.C.  
21 Title 6, repealing Ordinance 15974, Section 5, and K.C.C.  
22 21A.06.1427 and prescribing penalties."  
23  
24 **EFFECT: *Conforms the title to changes made by Striking Amendment S1.***



April 26, 2018

The Honorable Joe McDermott  
Chair, King County Council  
Room 1200  
C O U R T H O U S E

Dear Councilmember McDermott:

This letter transmits an ordinance and a report that will enable King County to prepare for and support the future of the wine and adult beverage industry as it grows and evolves in King County while respecting our rural and agricultural areas. We refer to the “wine industry” generally, but our response addresses all adult beverage industry uses including wineries, breweries, distilleries, and cideries.

The ordinance and report are in response to the King County Sammamish Valley Wine and Beverage Study, which was released in September 2016 following a six-month review process with a stakeholder committee and the general public. While the initial motivation for the report was the rapidly growing wine industry in and around the Sammamish Valley, this response addresses the wine industry throughout the rural and agricultural areas of King County.

In Washington, the wine and beverage industry is a fast growing and quickly evolving industry. These businesses support local economic development through the production and sale of wine, beer, and distilled beverages, as well as through tourism. With growth comes concern about enforcement of current land use regulations and the overall impact of the wine and beverage industry on the quality of life and the sense of place not only in the Sammamish Valley, but throughout rural King County. The attached ordinance updates the regulatory structure for wineries, breweries, and distilleries, establishes a business license for these industries, and proposes two short-term demonstration projects in limited areas to test the suitability of tasting rooms and an alternative way to regulate events at the larger wineries.

This proposal integrates the requirements of the state Growth Management Act and the county’s Comprehensive Plan as they relate to urban growth areas, farmland preservation, and rural areas using a framework that is based on accommodating the wine and adult beverage industries at a size and scale appropriate for the rural and agricultural areas in King County. The attached report outlines a series of possible actions including an adult beverage



toolkit, updated signage, and trail connections in the Sammamish Valley. This report advances the Healthy Environment and Economic Vitality goals of the King County Strategic Plan.

Robust stakeholder and community engagement guided our work at each step in the process. Public involvement included: five stakeholder meetings, one large public meeting, an online comment portal, issuance of the public review draft for broad public comment, and 213 emails received over the course of developing the proposal.

We retained a consultant to assist staff in supporting the stakeholder committee, conducting public outreach, and preparing the King County Sammamish Valley Wine and Beverage Study. The consultant contract was \$75,000. In addition, King County staff from several departments contributed to the report over the course of two years. The estimated cost of the staff time spent on preparing the report is \$150,000 for an estimated total cost of \$225,000.

Thank you for your consideration of this ordinance. This important legislation will allow King County to establish a strong foundation for moving the wine and adult beverage industry into the future, while honoring and protecting the rural and agricultural lands in the Sammamish Valley and throughout King County.

If you have any questions, please feel free to contact Rachel Smith, Chief of Staff to the King County Executive, at 206-263-9628.

Sincerely,

Dow Constantine  
King County Executive

Enclosures

cc: King County Councilmembers  
    ATTN: Carolyn Busch, Chief of Staff  
          Melani Pedroza, Clerk of the Council  
Dwight Dively, Director, Office of Performance, Strategy and Budget  
Rachel Smith, Chief of Staff to the King County Executive



2017-2018 FISCAL NOTE

ATTACHMENT 5

Ordinance/Motion:  
 Title:  
 Affected Agency and/or Agencies: Department of Permitting and Environmental Review  
 Note Prepared By: Andrew Bauck  
 Date Prepared: June 8, 2017  
 Note Reviewed By: Warren Cheney  
 Date Reviewed: June 8, 2017

**Description of request:**

This ordinance implements the recommendations of the Sammamish Valley area wine and beverage industry study by implementing a new annual license for affected businesses and making changes to the regulation of wineries and other alcoholic beverage businesses.

**Revenue to:**

Agency	Fund Code	Revenue Source	2017-2018	2019-2020	2021-2022
DPER - Permit Administration	1340	Winery licenses	3,000	3,000	3,000
TOTAL			3,000	3,000	3,000

**Expenditures from:**

Agency	Fund Code	Department	2017-2018	2019-2020	2021-2022
DPER	1340	Permit Admin.	0	0	0
TOTAL			0	0	0

**Expenditures by Categories**

	2017-2018	2019-2020	2021-2022
TOTAL	0	0	0

**Does this legislation require a budget supplemental? No.**

Notes and Assumptions:

- Revenue estimate assumes 30 annual licenses per year at a cost of \$100 each.
- Permitting and code enforcement requirements of this ordinance will be done within DPER's existing appropriation.



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# **King County Action Report**

**April 26**

# **2018**

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**Sammamish Valley Winery and  
Beverage Study**



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# King County Action Report: Sammamish Valley Wine and Beverage Study Responses

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## Introduction

This report is a proposed response to the King County Sammamish Valley Wine and Beverage Study that was released in September, 2016. King County supports the wine and adult beverage industry and recognizes the need to establish a strong foundation for moving the industry into the future while respecting our rural and resource communities. The goal is to add more clarity to the current regulations, which were adopted when King County's wine industry was in its infancy. The over arching goal is that the proposed strategies and actions adhere to the framework of the state Growth Management Act and ensure continued protection for Agricultural Production Districts (APD) and support for rural communities.

## Background

The Sammamish Valley, located primarily in unincorporated King County is adjacent to the cities of Redmond and Kirkland and contains portions of the City of Woodinville, one of the state's major wine tourism destinations. The valley also contains one of the county's five designated APD's, which are intended to protect and support the continuing presence of agriculture in the county.

The agricultural activity adds to the distinctive character in the area, particularly for visitors to the more than 100 wineries and tasting rooms in Woodinville and the nearby unincorporated areas. This area attracts hundreds of thousands of wine tourists annually. Nearly all of the Woodinville area wineries use grapes grown in Eastern Washington.

The wine industry is a fast growing, and quickly evolving sector in Washington, supporting broad-based economic activity. Wineries support local economic development through the production and sale of wine, as well as through tourism, the latter drawing visitors from outside the region. With growth has come concerns about enforcement of current land use regulations and the overall impact of the wine and beverage industry on the quality of life and the sense of place in the Sammamish Valley.

In the spring of 2016, King County engaged Community Attributes, Inc. (CAI) to assist in the facilitation of a stakeholder group and the development of a report to address the burgeoning wine industry in King County.



## **The Sammamish Valley Wine and Beverage Study Report – September 2016**

The primary objectives of the study were to develop policy and code recommendations for King County to consider in addressing the wine industry as it has evolved in the county based on the following guiding principles:

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

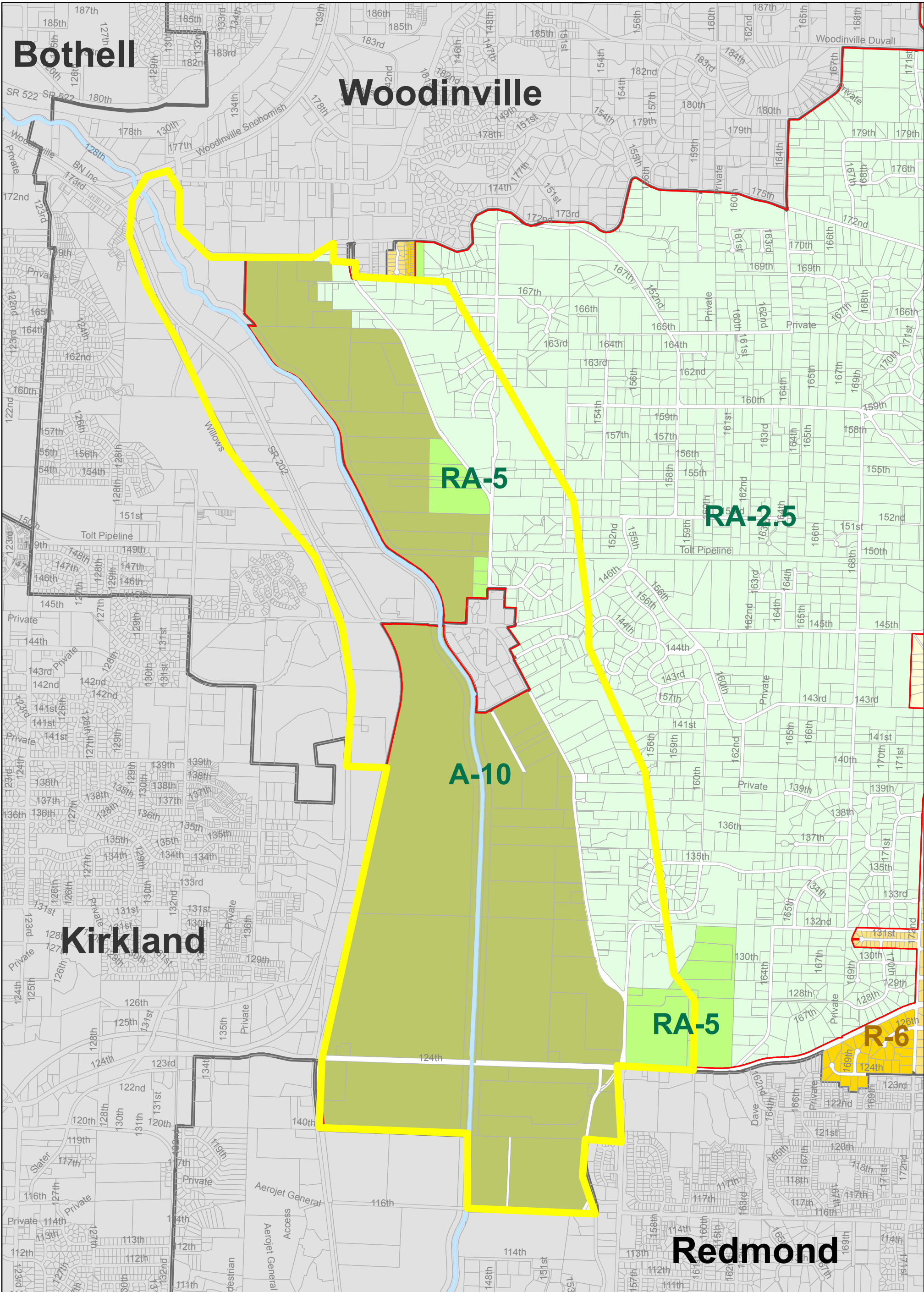
The policy recommendations incorporate feedback and ideas from the stakeholder working group, public comments received during the workshop and through the online project portal, and analysis of existing conditions.

## **The King County Action Report**

This report is King County's response to the policy recommendations outlined in the report, as described above. The response focuses on those recommendations that received strong or mixed support from the stakeholders. The organization of the action report follows the structure of the policy recommendations in the study report, which are included and use the same numbering system.

The action report addresses issues both specific to the Sammamish Valley and the original study area, and to the county in its entirety. For example, the proposed trail connections outlined in the report are located in the Sammamish Valley while the updated winery regulations will apply countywide.





# Sammamish Valley Area Winery Study



Urban Growth Boundary



Cities



- A-10 - Agricultural, one DU per 10 acres
- A-35 - Agricultural, one DU per 35 acres
- RA-2.5 - Rural Area, one DU per 5 acres
- RA-5 - Rural Area, one DU per 5 acres
- RA-10 - Rural Area, one DU per 10 acres



King County

Map by: Nanette M Lowe  
Map Date: Oct 16, 2015  
File: karenwolf/WooAPD.mxd



# 1 Defining and Implementing

---

## ***Study Recommendation: Code Enforcement***

### ***1.1.1 Review current methods and commit to a more consistent land use enforcement program in the Sammamish Valley.***

#### **King County Response:**

Once the new regulations are in place, King County will ensure that businesses comply with them. The proposed approach to achieving compliance is to dedicate specific resources using existing staff augmented with a contract resource and implementing a tailored approach for addressing code enforcement for those adult beverage businesses that are out of compliance.

The Department of Permitting and Environmental Review (DPER) proposes to contract with a firm that is experienced in the Washington wine industry. The firm would start the enforcement process with personal visits to adult beverage businesses that are out of compliance to explain the process the County has recently used to update its zoning requirements, why this was necessary, talk about their own non-conformance, and encourage compliance as a way not only to be legal but also as a way to be a good representative of the industry. The aim of this approach is to achieve compliance results faster than the standard code enforcement process, because many such businesses would willingly comply with the new regulations. This process is estimated to last six months.

At the same time, there will be some businesses that are less willing to comply. If DPER finds that to be the case after initial contacts, the cases will be transferred to the County's direct code enforcement staff to take over those files. Also, if there is any legal documentation that is required or interpretation of code—even for willing compliers—direct code enforcement staff will handle those tasks, too.

The proposed approach to code enforcement for adult beverage businesses would not begin until new zoning regulations are adopted by the King County Council. If after six months, this process is not achieving voluntary compliance, cases will be moved through the normal code enforcement process.

Adult beverage businesses compliant with King County regulations prior to the adoption of new regulations would be permissible in the future as a non-conforming use if not compliant with the new regulations. However, an adult beverage business that was not permissible prior to the study must comply with the new regulations, which may result in such a business needing to close, relocate, or change its use.



## ***Study Recommendation: Wine and Beverage Industry Toolkit***

### ***1.1.2 Create a wine and beverage industry tool kit and/or bulletin for prospective businesses in unincorporated King County to improve awareness of adopted rules and regulations.***

#### **King County Response:**

DPER has a number of customer bulletins that provide permit requirements and helpful tips for preparing an application for submittal. DPER would create a new bulletin for the adult beverage business. By way of illustration, a link is provided to the existing bulletin for tenant improvements. A new bulletin for the adult beverage business will be created based on this format once new zoning regulations are adopted by the Council.

The establishment of a mandatory business license (see below) for adult beverage businesses will enable DPER to create a list of all operating businesses and then contact them with information on the new regulations and procedures.

For an example of a bulletin issued by the Department of Permitting and Environmental Review, please refer to the Tenants Improvement [Bulletin](http://www.kingcounty.gov/~media/depts/permitting-environmental-review/dper/documents/bulletins/5.ashx?la=en).  
<http://www.kingcounty.gov/~media/depts/permitting-environmental-review/dper/documents/bulletins/5.ashx?la=en>

## ***Study Recommendation: Business License***

### ***1.1.3 Establish a business license for wine and beverage production establishments in unincorporated King County to assist in regulating monitoring growth in the industry.***

#### **King County Response:**

If approved by the Council, King County will establish a business license requirement for all adult beverage producers in unincorporated King County. Under the proposal, all remote tasting rooms, and wineries, breweries, and distilleries would need to obtain an annual, renewable business license from the DPER. The purpose of the license would be to have greater certainty about where adult beverage producers and tasting rooms are in the County and verify that they are in compliance with the County rules and laws that apply to them. Only adult beverage businesses that are required to obtain a license from the Washington State Liquor and Cannabis Board would be required to obtain a County license, meaning that hobby wineries, breweries, and distilleries that are not selling their products nor making their products available to the general public for sampling would not be required to obtain a County business license. The proposed application process is simple, and has an annual fee of \$100.



## 2 Wine, Beverage, and Tourism

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### *Study Recommendation:*

- 2.1.1** *Support development of mixed use wine and beverage facilities in Woodinville that support and boost the tourism industry and the area's reputation as a food destination.*
- 2.1.2** *Engage the Port of Seattle in supporting the wine industry in the Sammamish Valley and Woodinville through, for example, partnerships with the cruise ship industry.*
- 2.1.5** *Support agriculture in the Sammamish Valley as a synergistic component of the tourism and wine and beverage industries.*

### *King County Response:*

Staff from King County met with the City of Woodinville and Port of Seattle representatives in September 2016 to discuss opportunities for cooperative actions that would assist in support of the wine and beverage industry within the Sammamish Valley and the City of Woodinville. At that time, the Port of Seattle was offering a new grant program to cities (Economic Development Partnership Program) for economic development purposes. The City of Woodinville determined their next step would be to seek a grant from the Port to conduct a study to identify issues and barriers facing businesses and visitors. The grant was funded and a community survey was initiated Feb. 1, 2017, with in May 2017. Results of the survey provided the City of Woodinville potential actions to support the tourism industry (Woodinville Tourism Study, May 2017).

King County will continue to engage with the City, as they identify actions from the study, and with representatives from the wine and beverage industry, to determine how the County can support activities that will boost the tourism industry throughout the entire area. Several areas of recommendation in the Woodinville Tourism Study that align with King County priorities relate to supporting local food. The Woodinville study identifies a local food hub, a permanent farmers market facility, food and beverage tours and trails as potential tools to support existing businesses and working farmlands.

King County will continue to support and work with the Sammamish Valley Alliance through the Community Service Area program, Farm King County, the Local Food Initiative and other programs. One simple way to spotlight the area is to identify when visitors are entering the Agricultural Production district by installing distinctive signs around the district. King County has developed prototype signs and will work with the Agriculture Commission and community representatives to refine design and identify the best locations for sign placement in the Agriculture Production District, with the goal of installing the new signs by the end of 2017/early 2018. See a more detailed description of two approaches to signage under the Agriculture section of this report.



# 3 Transportation

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## ***Study Recommendation: Alternative Means of Access***

- 3.1.1** *Study the feasibility of instituting a weekend shuttle service from Downtown Woodinville, Marymoor Park or other park & ride lots through a partnership between King County and the City of Woodinville.*
- 3.1.2** *Explore the feasibility of a bicycle rental program through partnerships with local companies and/or non-profits and improve biking access from trails to local businesses.*

## **King County Response:**

The Metro Community Connections program currently has a project underway in Bothell and Woodinville. This project includes a number of mobility solutions that will serve people traveling to, from, and within these communities. Two of these solutions could address needs identified in the strategies above.

### **Metro Community Connections: Bothell – Woodinville Project**

In the first quarter of 2016, Metro Community Connections (formerly Alternative Services) conducted a community engagement process to understand mobility needs in and around Bothell and Woodinville. During this process community members identified an important transit gap in the Woodinville Tourist District. Many survey respondents and stakeholder group members said the area has no fixed-route service and that they would go to the Woodinville tourism district more often and without driving alone if an alternative service were developed to serve that area. However, these trips are different from the rest of the transportation needs identified through the outreach process. Tourists want to access the area from hotels in Bothell for one-off trips on weekends and evenings. Employees want to reach the area during their work hours, but these work hours may be irregular and fall outside the peak.

### **Community Van**

One of the solutions that Metro will be implementing as part of the Bothell-Woodinville Community Connections project could be well suited to providing group trips to and from the Winery District – A *Community Van*. This new transportation pilot program offers prearranged, recurring, or one-time group trips that meet locally identified transportation needs. Metro owns the vans and provides fuel, maintenance, and vehicle insurance. Metro also vets the volunteer drivers and provides funding for a part-time Community Transportation Coordinator. An Advisory Group comprised of representatives from Metro, UW Bothell/Cascadia College Commuter Services and the cities of Bothell and Woodinville to provide program direction and oversight to the Community Transportation Coordinator. Launch planning and roll-out for the Bothell-Woodinville Community Van is pending hiring of the Community Transportation Coordinator.



## Bike Share

The Sammamish Valley is currently served by the Sammamish River Trail and in the future will also have the Eastside Rail Corridor system connecting it to the west, south and north. The trail system and connected parks and destinations offer an opportunity to encourage and promote biking as a way to experience the agricultural and beverage industry within the Valley, to downtown Woodinville and the industrial area where the other concentration of wineries are found. As trails and connections are improved, the ability to move around by bike will also improve.

Pairing and promoting bicycling and winery/beverage tours is being done in many areas across the country. For example, Napa has a [Napa Valley Vine Trail](#), and in the Yakima River Valley, there is the [Rattlesnake Hills Wine Trail](#).

The recommendation to explore a bike share program from the winery stakeholder group could provide an added option for visitors to park remotely and ride to the concentrated areas of wineries and tasting rooms in the Sammamish Valley area. It could also serve as a recreational attraction for hotel guests to visit the wineries without having to rely on a car.

A bike share concept that mirrors this recommendation from the winery study stakeholder group is also under consideration as a potential service solution from Metro's Community Connection program. As a next step, Metro staff will be working with staff from the City of Woodinville to discuss development of a framework for a daytime bike sharing concept in order to assess its viability as a solution.



## ***Study Recommendation: Parks and Trails***

### ***3.1.4 Develop long term east-west connections--explore Eastside Rail Corridor concepts to develop a shared use path along 145<sup>th</sup> connecting to the Sammamish River Trail***

#### **King County Response:**

King County Parks has developed two options for creating an east-west connection between the Eastside Rail Corridor (ERC), Sammamish River Trail and extending into the Hollywood District. The County and the City of Woodinville have begun discussing these plans and will proceed on further feasibility studies and alternatives development. The goal for either option would be to improve trail connectivity between the County's regional trails and directly into wine tourism areas, in particular the Hollywood District from the ERC Trail and Sammamish River Trail. Please refer to the Trails Connection map (located at the end of this section).

The first option would be a connection between the ERC trail spur line and Sammamish River Trail along NE 145th Street, which has been studied during ERC master planning and is another way to integrate trails with the wine and tourism areas. In addition to developing east-west connectivity between the ERC and the Sammamish River Trail, this option would include a trail extension along the NE 145th Street alignment further east from the Sammamish River Trail directly to the Hollywood District. There would be different alternative alignments to achieve these connections that would need to be further studied in coordination with the City of Woodinville, area stakeholders and the community.

Key considerations for an east-west connection along NE 145th Street include whether to place it on the south or north side of the roadway. On the north side there is an existing pathway that would need to be improved. Appropriate improvements to the existing path could include widening, vegetation/tree clearing to avoid further root damage to the trail and limb overhang, and resurfacing. The existing path traverses Red Hook Brewery and Willows Lodge properties, and improvements would require approval from these property owners.

To extend this path into the Hollywood District, a bike path would need to be built between the Sammamish River Trail and 148th Ave. NE along the north side of NE 145th Street, which could impact the parking area to the Northshore Athletic Fields, and could require use of portions of City of Woodinville ROW to extend to 148th Ave. NE.

One benefit to this alignment is that a trail bridge already exists across the Sammamish River and this east-west path already has a direct connection to the Sammamish River Trail. This option would also require the installation of a trail crossing of NE 145th Street along the ERC Spur. The City of Woodinville has expressed a preference to build this as a grade-separated crossing, or bridge, over the roadway. The need for this crossing would exist independently of the east-west connector trail but would otherwise not be developed until the ERC Spur is going to be developed further to the north of NE 145th Street.



If the east-west connection were to be developed on the south side of NE 145th there would be additional technical and environmental challenges that would need further study to determine feasibility. The current understanding of this scenario includes the following factors:

- Topography south of the road drops away quickly so that a trail with adequate separation from the eastbound travel lane would likely require substantial fill.
- The low-lying areas south of the road are within the 100-year floodplain so compensatory storage would likely be required for the substantial fill.
- The low-lying area south of the road has a fish-bearing stream connected to the Sammamish River.
- There are above-ground power poles along the south side of the road that may have to be relocated to accommodate trail.
- The available right of way on the south side of the road may not be wide enough to cover the trail, potential stream relocation, and potential power pole relocations. Any property acquisition will involve agricultural land.
- A new pedestrian/bicycle bridge would be required to cross the Sammamish River.
- The connecting loop to the Sammamish River Trail may require property acquisition to achieve accessible grades.
- A bike path would need to be built between the Sammamish River Trail and 148th Ave. NE along the south side of NE 145th, either reconfiguring a portion of the sidewalk in the City of Woodinville ROW, or acquiring an easement for the path on the northern edge of a privately owned parcel or parcels.

The second option would be to develop an improved, or paved, connection between the Sammamish River Trail and 148th Ave. NE along the existing gravel Tolt Pipeline Trail alignment. The Tolt Pipeline Trail is a gravel and dirt path located in a utility right of way owned by Seattle Public Utilities (SPU). The County's use and actions related to the trail are governed by a Trails Agreement between the parties. The Trails Agreement allows for the trail surface to be improved, but only with prior written consent from the SPU Director, and conditioned by SPU approval of all plans and specifications at 30%, 60% and 90% design. The County's use of the Tolt Pipeline right of way is also subject to all terms and conditions of an easement held by Puget Sound Energy. King County Roads is installing a signalized roadway crossing on 148th Ave. NE at the location where the Tolt Pipeline Trail crosses.



This trail connection would be independent of any improvements to the ERC Trail and would not create connections between the ERC and the Sammamish River Trail or between the ERC and the wine tourism area.

For this option to serve as a feasible and appropriate route for winery tourism, there would need to be bike lanes or a separate bike path constructed along 148th Ave. to connect the Tolt Pipeline Trail improvement to the Hollywood Wine District. The approximately 600 foot segment of 148<sup>th</sup> Ave NE south of the Tolt Pipeline Trail to the city limits of Woodinville is significantly constrained by an adjacent Class 2 salmon-bearing stream, wetlands, and a steep embankment. The feasibility of widening the road to construct a bike lane or pathway is questionable. If it were to be determined feasible after additional technical analysis, there would be significant stream alterations and mitigation needed and cost of the project would likely be more than \$1 million.

King County will continue to explore these trail development options with the City of Woodinville and with involvement from area stakeholders and community members.







## ***Study Recommendation: Road Improvements***

**3.1.6** *Conduct an interjurisdictional transportation study to fully vet traffic growth, concurrency, impacts and potential mass transit solutions.*

**3.1.8** *Improve the pedestrian environment and overall pedestrian safety in the Sammamish Valley, especially those areas connecting major tourism draws and winery concentrations.*

### **King County Response:**

The Road Services Division reviewed the potential for nonmotorized and capacity improvements along the 148th Avenue NE/140th Place NE Corridor. The physical and environmental conditions along the corridor were found to pose several significant challenges.

**Right-of-Way:** The available right-of-way (approximately 18 feet on each side) is not sufficient to accommodate widening the road from two to four lanes, based on county standards. The right-of-way appears sufficient to accommodate a nonmotorized pathway on one side of the roadway or potentially a turn lane in some locations.

**Transportation concurrency:** The corridor is currently meeting the county's adopted concurrency level of service standard of "B" for rural areas.

**Environmental Issues:** The corridor contains numerous wetlands and streams, as well as seismic, steep slope, and landslide hazard areas and buffers. Portions of the corridor are also within a Shoreline Management Act rural shoreline, Critical Aquifer Recharge Area, and Farmland Preservation area. All of these features have stringent regulatory requirements. Construction of a nonmotorized or capacity improvement project would involve impacts to the wetlands, streams, buffers, and other environmentally sensitive features along the corridor. Environmental mitigation and other regulatory compliance efforts would be required. These may include wetland and stream mitigation or payment for mitigation banking, fish passable culvert installation, additional stormwater treatment infrastructure, etc.

The existing open drainage ditches along the roadway would need to be relocated or put into a new piped drainage system to address environmental regulations.

Expanding the roadway for nonmotorized or capacity improvements would require removal or relocation of numerous trees, power poles, fences, landscaping, mailboxes and other public or private features along the roadside.

**Cost Estimates:** The planning level cost estimate to construct a nonmotorized pathway on one side of the road and meet the associated drainage and environmental regulatory requirements is approximately \$5 million. Capacity improvements could cost upwards of \$20 million. Further study would be necessary to evaluate more specific improvement concepts such as nonmotorized improvements or turn lanes.



## 4 Agriculture

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### ***Study Recommendation: Agriculture Production District (APD)***

**4.1.1 Continue to support retail sales of locally grown products on agricultural zoned lands**

**4.1.2 Limit changes to the current agricultural production zone rules and regulations**

### King County Response:

King County recommends that no changes be made to the boundaries and or primary regulatory structure of the APD. The proposal does change the product content requirement for production to be at least 60% grown on site.

### APD History:

Agricultural land in King County had declined by approximately 60% between 1950 and 1969 and was projected to occupy less than 3% of the 1964 coverage by 2000. As a result of the documented loss of significant farmland acreage, King County Council passed Ordinance 1096 in 1972 to recognize and protect agricultural lands as “Open Space Elements” in the revised Comprehensive Plan, which was originally adopted in 1964. Specifically, Ordinance 1096 stated:

Farmlands must be included in the open space system because they provide products for consumption; serve as buffers between urbanizing areas; and provide beautiful and natural scenery. These land areas will be lost to industrial development, subdivision, and to highway development unless they are included in the system.”

The following year, that directive was strengthened by Council Ordinance 1839, which stated:

“The Council of King County declares it to be in the public interest to retain prime agricultural lands and certain farmlands within a system of open space. This open space system is recognized as having scenic and aesthetic values that contributes natural buffers within existing and potential urban areas. Furthermore, the retention of agricultural and certain farmlands provide both unique and supplemental food stuffs and contribute to and diversify the economic base.”

The 1975 Supplement to the King County Comprehensive Plan called out the Lower Green-Duwamish Valley and Sammamish Valley as being especially threatened from continued urban expansion because “of the valley’s proximity to a highly urban area, but because of transportation lines and flood control improvements that make these areas also highly suited for industrial and



commercial development.” The Supplement combined Ordinance 1839 and others that, together, provided justification for establishing agricultural zones that protected “prime agricultural lands.”

The Supplement provided one overarching goal for agricultural land preservation: “To preserve prime agricultural lands and significant other farmlands in the open space system.” A suite of criteria were provided to help identify priority agricultural lands, including soil type, size, cropping history, flood risk, public opinion, and lack of water and sewer services. Agricultural zoning (A Zone) was to be applied “wherever appropriate to protect good, agricultural land from incompatible use and development.”

In 1977, Council Ordinance 3064 amended the Comprehensive Plan and created eight “King County Agricultural Districts,” which were the Snoqualmie Valley/Patterson Creek Agricultural District, the North Creek Agricultural District, the Upper Snoqualmie Agricultural District, the Sammamish Valley/Bear Creek Agricultural District, the Lower Green River Valley Agricultural District, the Upper Green River Valley Agricultural District, the Enumclaw Plateau Agricultural District, and the Vashon Island Agricultural District. The County was directed to use rezoning options, permit reviews and other options to “ensure that to the fullest extent possible the agricultural potential of the District will not be adversely affected.”

Ordinance 3064 provided maps of the eight Agricultural Districts as well as the “Agricultural Lands of County Significance,” which were the highest priority agricultural lands within those districts. The district boundaries were many times larger than the areas delineated as priority agricultural lands. For example, the Sammamish Valley/Bear Creek Agricultural District included the entire Sammamish River and Bear Creek floodplain, as well as the major tributaries, and stretched from Lake Sammamish to the Snohomish County line. The identified priority agricultural lands comprised less than 20 percent of the delineated district.

The Technical Appendix for the Executive Proposed General Development Guide was released in 1984 to provide further guidance for resource land conservation and use in rural and urban areas. The Guide proposed revised Agricultural Districts, which were based upon a review of the existing Agricultural Districts established by Ordinance 3064. The districts established in Ordinance 3064 included many lands not suited to agriculture and the new districts excluded non-productive lands and land uses differed based upon whether a parcel was within or adjacent to a district. Major changes from the Ordinance 3064 districts included elimination of the Vashon and Bear Creek districts and refining the Sammamish Agricultural District to eliminate the Bear Creek watershed and constricting the remaining boundaries to include the most productive agricultural lands near Woodinville.

The 1989 King County Resource Lands (Area Zoning) document, which further modified the boundaries of the Sammamish and Green River Valley Agricultural Districts, was adopted by King County Council via Ordinance 8848. Ordinance 8848 further recognized the importance of the agricultural districts and established “Agricultural Production Districts” within those agricultural



districts via enhanced agricultural zoning. The current boundaries of the Sammamish APD are very similar to the boundaries outlined in the Area Zoning document.

King County Council passed Ordinance 4341 in June 1979 to provide for the issuance of general obligation bonds to purchase property interest in priority agricultural regions in King County with the Sammamish and Green River valleys specifically identified as first priorities. Proposition 3 on the November 1979 General Election Ballot, which proposed the issuance of up to \$50 million in general obligation bonds for the purpose of “acquiring and preserving voluntarily offered farm and open space lands in the county,” was passed by King County voters.

1979 bond money provided the initial capital to support establishment of King County’s Farmland Protection Program (FPP), which subsequently has benefited from additional infusion of funding from other sources, most significantly funds generated through the Transfer of Development Rights and grants through the Conservation Futures Tax program.  
Summary of Sammamish APD conservation activities:

- Total acres in APD: **1,082**
- Acres in the APD protected via FPP easements: **779**
- Acres in food production within the APD: **305**
- Acres in equestrian, sod, nursery or tree farm: **500**
- Acres currently “not farmable”: **230**

### ***Study Recommendation: Land Conservation in the Agriculture Production District (APD)***

#### ***4.1.4 Explore and facilitate additional development right purchases for agricultural zoned properties in the Sammamish Valley***

#### **King County Response:**

**Protecting Remaining Unprotected Acreage in the APD:** While King County has been successful in protecting three quarters of the acreage in the Sammamish APD, there are still several parcels that do not have Farmland Preservation Program (FPP) easements protecting them from future development. These parcels, particularly those that are on the boundary between the APD and the City of Woodinville are a high priority for protection by the County.

King County’s Farmland Preservation Program will continue to conduct outreach to the owners of these high priority parcels to engage them in a discussion about removing the development rights from their parcel, and preserving it as agricultural land in perpetuity. Preservation of these lands will be a top priority for the County.



Sammamish River  
Agricultural Production District  
2013 Ag. Land Use

2013 Ag. Land Use

- Livestock, Forage
- Managed Field, Grassland
- Market Crops (Produce)
- Corn
- Nursery
- Orchard
- Tree Farm
- Horse
- Topsoil Production
- Unmanaged
- Too Wet to Farm
- Forested
- Marsh or Wetland Preserve
- Sports, Recreational
- Other (roads, residential, water bodies, etc.)

Reference Features

- Ag. Production District
- Incorporated Area
- Major Road

Woodinville

Unincorporated  
King County

Kirkland

Sammamish River



King County

Department of  
Natural Resources and Parks  
Water and Land Resources Division

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March 28, 2016

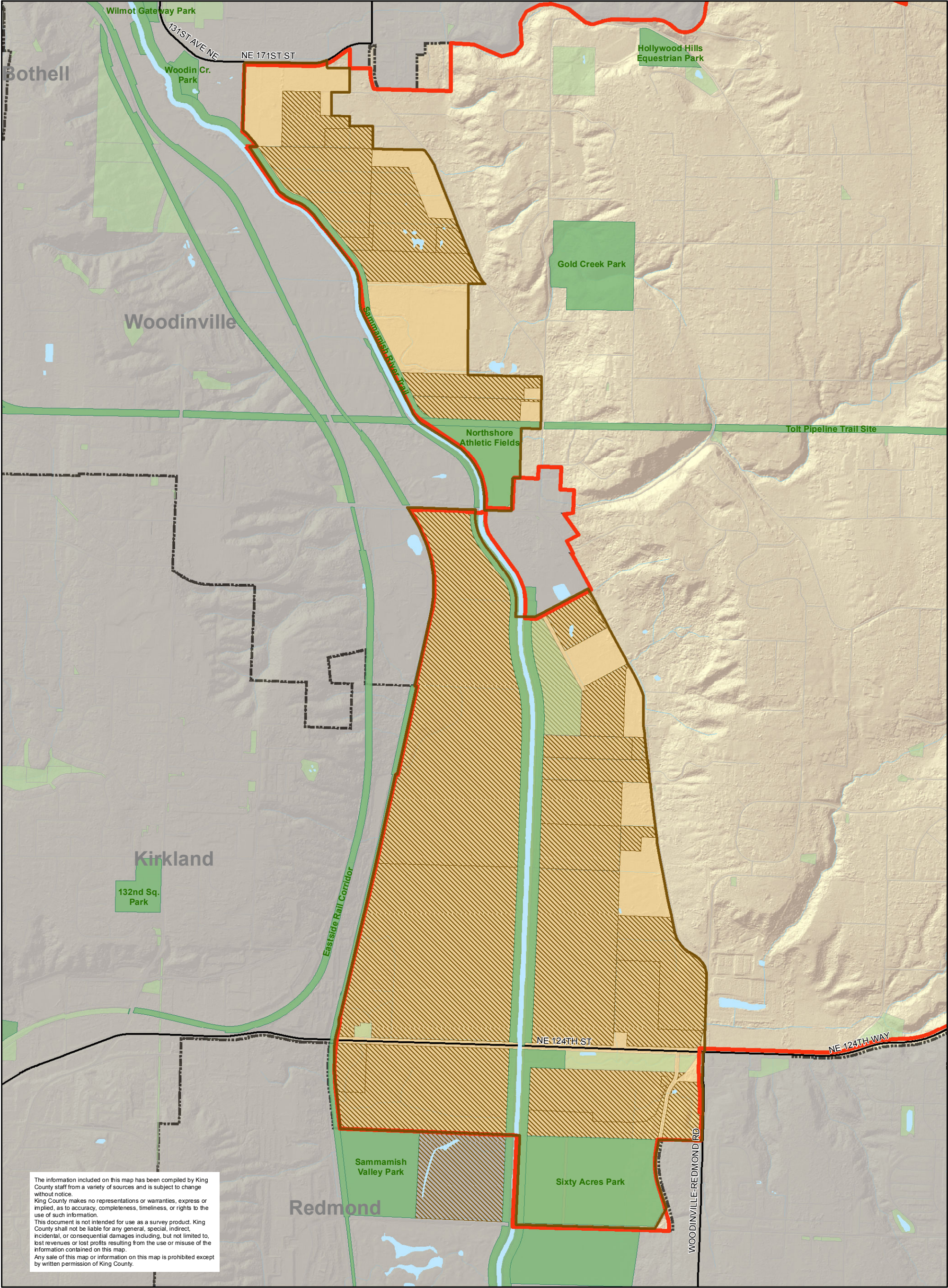


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# SAMMAMISH VALLEY AGRICULTURAL PRODUCTION DISTRICT





## ***Study Recommendation: Signage***

### ***2.1.5 Support agriculture in the Sammamish Valley as a synergistic component of the tourism and wine and beverage industries***

#### **King County Response:**

#### **Public Signage for the Agricultural Production District (APD) and Farmland Preservation Program (FPP) Parcels**

**APD Signage.** King County has erected signs identifying some, but not all of the Agricultural Production Districts. Given that these areas are critical to protecting valuable agricultural soils and form the foundation of the King County’s agricultural economy they should be clearly signed, with the intent of alerting the public that they are entering an area of natural resource and economic significance. In evaluating a program for placing signage in all of the APDs, the County has developed the following principle to guide development and placement of the signs:

- Signs should be distinctive and readily identifiable as an indication of the boundary for an agricultural zone.
- Signs should be placed in multiple areas of high-visibility.
- Should help avoid incompatible land use decisions that arise out of ignorance of the existence of the APD.
- Signs should have the same basic design, but could be customized for each APD.
- Signs should be readable and aesthetically pleasing.
- King County has developed a “Farm King County” brand to promote the County Executive’s Local Food Initiative – we may want to consider expanding use of the brand in the APD signs.
- We want to integrate an emphasis on driving safety with an increased awareness of APDs.

The current timeline is to develop several sign options, and present them to the King County Agriculture Commission and solicit input on design and level of community outreach needed to engage the broader agricultural community. Based on feedback from the Commission we will develop final designs and an engagement process.

**FPP Signage.** King County’s Farmland Preservation Program has been successful in protecting almost 15,000 acres of farmland from development. While we have approximately 300 farms across the County enrolled in the program, we have never asked property owners to take any action to acknowledge or celebrate that parcels are permanently protected. King County



agriculture program staff has been exploring the option of developing signage for all parcels enrolled in the FPP program. Following are principles the staff drafted to guide development of such a program:

- Placement of signs would be contingent on agreement by the landowner. FPP is a voluntary program, and we want to recognize landowner commitment to farmland preservation and sustainable land management.
- Signs would be standardized for FPP program, but we would try to have an option of customizing for individual farms.
- Signs need to be clear that they do not indicate public access – FPP parcels remain private property.

The goal would be to develop this program in consultation with the King County Agriculture Commission and a stakeholder group of FPP program participants. We would need to work through issues of design, placement, and how to allocate the cost of the program. This effort would be implemented on a separate timeline from the effort to provide signage in and around the APDs.



# 5 Rural and Agriculture Zoning – The Regulations

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## ***Study Recommendation:***

### *Defining and Implementing*

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

### *Wine, Beverage, and Tourism Industries*

- 3.1.7 Limit the operating hours or size of tasting rooms/event spaces to be outside of the PM peak hour of traffic***

### *Transportation*

- 4.1.5 Direct wine and beverage industry facilities looking to locate in unincorporated portions of the Sammamish Valley to properties located along arterial roads (see 5.2.5)***

### *Agriculture*

- 4.1.6 Explore potential impacts of expanding the locally grown requirement for product sales in agriculture zones (currently at 60% originating from the Puget Sound) to include Washington State***

### *Rural Zoned Areas*

- 5.1.1 Differentiate between tasting room only facilities and winery production facilities in terms of land use regulations in unincorporated King County***
- 5.1.3 Consider smaller lot size requirements in the study area for smaller production facilities (not applicable to subdivisions of land)***



- 5.1.4** *Develop regulations that limit hours of operation, special events, and overall traffic to facilities where appropriate and tailor regulations for distinct neighborhoods within the RA Zone*
- 5.2.3** *Allow for wine and beverage industry uses through the home occupation regulations and be clear about when tasting rooms/production facilities can exist outside of a home occupation*
- 5.2.5** *Direct wine and beverage industry facilities looking to locate in unincorporated portions of the Sammamish Valley to properties located along arterial roads (see 4.1.5)*

## King County Response:

*Please refer to the proposed ordinance for specific details on the regulatory structure for Winery, Brewery, Distillery Facilities.*

### Approach:

Recognize the changing nature of the wine industry in King County. Allow less intensive winery, brewery, distillery uses on smaller lots in the Rural Area and more intensive uses on larger lots with direct access to an arterial. Allow for remote tasting rooms in a very limited area as a pilot project. Prohibit wineries and tasting rooms as home occupations or home industries. In the Rural Area, allow agricultural products being processed to be grown without restriction to location. Limited changes to the current regulations in the Agriculture Production District.  
(Reference to Strategy Number in parenthesis)

### Definitions and Allowed Uses:

**Remote Tasting Room:** (Permitted Use) A 1,000 maximum square foot facility indoor with additional 500 square foot of outdoor space that is remote from the production facility of the winery. Limited to serving wine and minimal food items and sales of merchandise related to products available for tasting. Events are prohibited. Hours are limited as follows: Monday, Tuesdays, Wednesdays, and Thursdays, tasting rooms can be open from 11:00 AM through 5:00 PM. On Fridays, Saturdays, and Sundays tasting rooms can be open from 11:00 AM through 9:00 PM. To be allowed in a very limited area as a pilot program in two areas defined as Demonstration Overlay A, Exhibits 1 and 2. (1.2.3, 3.1.7, 5.1.1, 5.2.3)

**Winery, Brewery, Distillery Facility I:** (Permitted Use) A very small production establishment limited to 1,500 square feet. No on-site product tasting, events, or sales of merchandise would be allowed. The intent is to authorize a small-scale production facility to replace the allowance for a home occupation but with more conditions of operations to limit impacts to neighboring properties. (1.2.1, 5.1.1, 5.1.3, 5.2.3)



**Winery, Brewery, Distillery Facility II:** (Permitted Use) A small-scale production facility located on at least 2.5 acres and limited to 3,500 square feet. Product tasting and sales of related merchandise would be allowed. Events subject to a Temporary Use Permit. No growing requirement in the RA and UR zones. In the A zones, 60% of products produced required to be grown on-site. (1.2.1, 1.2.3, 4.1.5, 4.1.6, 5.1.3, 5.2.3, 5.2.5)

**Winery, Brewery, Distillery Facility III:** (Conditional Use) A larger-scale production facility located on at least 4.5 acres and limited to 6,000 square feet, or up to 8,000 square feet on properties of at least 10 acres. Product tasting and sales of related merchandise would be allowed. Remove square footage limitation for Vashon Island so same as rest of the Rural Area. No growing requirement in the RA and UR zones. In the A zones, 60% of products required to be grown on-site. Events subject to a Temporary Use Permit. In a very limited area, as a pilot program in the area defined as Demonstration Overlay B, events will be allowed as a condition of acquiring the Conditional Use Permit. (1.2.1, 1.2.3, 4.1.5, 4.1.6, 5.1.3, 5.2.3, 5.2.5)

**Demonstration Overlays:** King County is proposing two Demonstration Overlays as pilot projects for new concepts regarding wine and beverage facilities that will be evaluated annually and then expire after three years. DPER will compile a list of demonstration project applications submitted and any related code complaints. At the end of the three-year period, the concepts will be evaluated for expansion to other areas of King County.

- **Demonstration Overlay A:** Two distinct areas in unincorporated King County. One is a very small area directly east of the Woodinville city boundaries ranging from one property north of NE 144<sup>th</sup> street south for approximately .25 miles. In this area, remote tasting rooms will be allowed. The second area is within the boundaries of the Vashon Town Center.(1.2.2)
- **Demonstration Overlay B:** a defined area directly east of the Sammamish Valley Agriculture Production District as it extends south from Woodinville city limits along SR 202 to the Redmond city limits. In this area, a facility with a Conditional Use Permit to operate as a Winery, Brewery, Distillery III can hold events without being subject to a Temporary Use Permit. (5.1.4)

**Special Events:** Temporary Use Permit (TUP) required for events beyond regular promotion and sales of the product being produced and tasted. In the RA zones, the number of events for Winery, Brewery, Distillery Facility II & III will be limited to 24 events per year. In the A zones, the number of events will remain as currently defined at two per month. All events will be limited in size: 125 guests for a Winery, Brewery, Distillery Facility II and 250 guests for a Winery, Brewery, Distillery Facility III. For Winery, Brewery, Distillery III in the area defined as Demonstration Overlay B, east of the Sammamish Valley Agricultural Production District, events allowed as integral to the Conditional Use Permit, as a pilot program.



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

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



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
As Voted Out of Local Services, Regional Roads and Bridges Committee 3/11/19**

Issue #	Existing Code	Executive Transmitted	As Adopted by LSRRB
1	N/A	<p>New chapter in Title 6 – <u>business licenses</u></p> <p>Adds a definition for adult beverage business:</p> <p>An adult beverage business means a winery, brewery, distillery or cidery, and remote tasting rooms for any of those businesses.</p> <p>Adds a new requirement to get a business license for wineries, breweries, and distilleries, and remote tasting rooms.</p> <p>The business license fee would be \$100 for initial and renewal of licenses.</p>	Same as Executive Transmitted
4	N/A	<p>Adds a <u>definition for remote tasting room</u>:</p> <p>A small facility approved by the Washington state Liquor and Cannabis Board as a remote tasting room for a licensed winery, brewery or distillery that is operating at a location other than the licensed winery, brewery or distillery production facility, for the purpose of the retail sale and sampling of the licensed product.</p>	<p>Adds a <u>definition for remote tasting room</u>:</p> <p>A small facility licensed by the Washington state Liquor and Cannabis Board and limited to the following non-retail liquor licenses: a Craft Distillery; a Tasting Room - Additional Location for a winery licensed as a Domestic Winery; or a Microbrewery, including, but not limited to, a Microbrewery operating in accordance with an off-site tavern license subject to the retail sale limitations for a Microbrewery in WAC 314-20-015(1). "Remote tasting room" does not include any additional privileges allowed for such licenses or approvals or any use that would require a license under chapter 314-02 WAC, except as specifically set forth in this chapter.</p>
5	N/A	<p>Adds a <u>definition for winery, brewery, distillery facility I</u>:</p> <p>A very small establishment licensed by the state of Washington to produce adult beverages such as wine, cider, beer and distilled spirits and where on-site product tasting or retail sale of merchandise does not occur.</p>	<p>Adds a <u>definition for winery, brewery, distillery facility I</u>:</p> <p>A very 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 I 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 or retail sale of merchandise as authorized by state law is limited. "Winery, brewery, distillery facility I" does not include any retail liquor licenses that would be authorized by chapter 314-02 WAC.</p>
5.5	N/A	N/A	<p>Adds a <u>definition for winery, brewery, distillery facility I interim use permit</u>:</p> <p>A term-limited permit for a winery, brewery, distillery facility I in the Agriculture zone. A winery, brewery, distillery facility I interim use</p>



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			permit is a one-time approval, effective for one year, with four annual renewals possible for up to five years. After the interim use permit or any renewals have expired, a winery, brewery, distillery facility I interim use is required to either comply with zoning conditions for a winery, brewery, distillery facility II or III use, and meet the requirements of one of those uses, or cease operations and vacate the site. Applications for a winery, brewery, distillery facility I interim use permit may only be accepted by the permitting division within five years of the effective date of this ordinance. The time limitations on a winery, brewery, distillery facility I interim use permit do not apply to agricultural uses such as vineyards and orchards.
6	N/A	<p>Adds a <u>definition for winery, brewery, distillery facility II</u>:</p> <p>A small scale production facility licensed by the state of Washington to produce adult beverages such as wine, cider, beer and distilled spirits and that includes an adult beverage production use such as crushing, fermentation, barrel or tank aging, and finishing. A winery, brewery, distillery facility II may include additional product-related uses such as vineyards, orchards, wine cellars or similar product-storage areas as authorized by state law, on-site product tasting and sales as authorized by state law, and sales of merchandise related to products available for tasting as authorized by state law.</p>	<p>Adds a <u>definition for winery, brewery, distillery facility II</u>:</p> <p>A small-scale production facility licensed by the state of Washington to produce adult beverages such as wine, cider, beer and distilled spirits and that includes an adult beverage production use such as crushing, fermentation, barrel or tank aging, and finishing. A winery, brewery, distillery facility II may include additional 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. "Winery, brewery, distillery facility II" does not include any retail liquor licenses that would be authorized by chapter 314-02 WAC.</p>
7	N/A	<p>Adds a <u>definition for winery, brewery, distillery facility III</u>:</p> <p>An establishment licensed by the state of Washington to produce adult beverages such as wine, cider, beer and distilled spirits and that includes an adult beverage production use such as crushing, fermentation, barrel or tank aging, and finishing. A winery, brewery, distillery facility III may include additional product-related uses such as vineyards, orchards, wine cellars or similar product-storage areas as authorized by state law, on-site product tasting as authorized by state law, and sales of merchandise related to products available as authorized by state law.</p>	<p>Adds a <u>definition for winery, brewery, distillery facility III</u>:</p> <p>A 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 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 and sales as authorized by state law and sales of merchandise related to products available as authorized by state law. "Winery, brewery, distillery facility III" does not include any retail liquor licenses that would be authorized by chapter 314-02 WAC.</p>
8	For winery and brewery facilities, 0.9 per 1,000 square feet plus 1 per 50 square feet of tasting area	<p>Modifies <u>parking requirements</u>:</p> <p>Requires for WBD II facilities, 0.9 per 1,000 square feet plus 1 per 300 square feet of tasting area</p>	<p>Modifies <u>parking requirements</u>:</p> <p>Requires for WBD II and III facilities, 0.9 per 1,000 square feet plus 1 per 300 square feet of tasting and retail area</p>



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
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Issue #	Existing Code	Executive Transmitted	As Adopted by LSRRB
		Does not specify parking requirements for other WBD facilities.	Requires for remote tasting rooms, 1 per 300 square feet of tasting and retail areas
9	Home occupations and home industries allowed for WBDs (tasting permitted as part of a production facility)	Modifies home occupation and home industry requirements:  Prohibits all WBD facilities and remote tasting rooms.	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.  In supplemental appropriation (PO 2019-0114), add technical assistance for determining grandfathering, aid with conversion to new WBD facility categories, and enforcement.
12	Temporary use permits for <i>winery</i> :  In A or RA zones, TUPs limited to 2 per month and all parking for events must be accommodated onsite.  <i>For all other uses (and wineries in other zones)</i> , TUPs limited to 60 days in a one-year period.	Modifies <u>temporary use permit</u> requirements:  For WBD II and III in A zones, events limited to 2 per month and all parking must be accommodated on site or through a plan approved by the director.  For WBD II and III in RA zones, events limited to 24 within a one-year period and all parking must be accommodated on site or through a plan approved by the director.  For WBD II in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 125 guests.  For WBD III in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 250 guests.  No events or temporary use permits for WBD I, nonconforming home occupations, home industries.  WBD II and III in other zones are allowed 60 days a year	Modifies <u>temporary use permit</u> requirements:  For WBD II and III in A zones, events limited to 2 per month and all parking must be accommodated on site or through a plan approved by the director.  For WBD II and III in RA zones, events limited to 24 within a one-year period and all parking must be accommodated on site or through a plan approved by the director.  For WBD II in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 150 guests.  For WBD III in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 250 guests.  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  WBD II and III in other zones are allowed 60 days a year  No events for WBD I interim use permit in A zone  Add language that specifies when a TUP is required. Include events that exceed the building occupancy, that use portable toilets, off-site



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			parking or parking beyond the maximum, temporary stages, temporary tents or canopies that require a permit, traffic control in public rights-of-way, or extends beyond stated hours of operation. (added to K.C.C. 21A.32.100)
13	N/A	<p>Adds a Sammamish Valley and Vashon Rural Town wine and adult beverage <u>remote tasting room demonstration project A</u>.</p> <ul style="list-style-type: none"> <li>• Administrative approval by DPER – as a Type I land use decision</li> <li>• May apply for approval simultaneously as business license application</li> <li>• Allowed uses under the demonstration project limited to remote tasting room.</li> <li>• Adds criteria for remote tasting room: <ul style="list-style-type: none"> <li>○ One or more WBD I, II or III may operate</li> <li>○ Total space for tasting and retail is 1,000sf plus storage, restroom, back-of-the-house uses</li> <li>○ Additional 500sf of outdoor space allowed</li> <li>○ Direct access to an arterial</li> <li>○ No production allowed</li> <li>○ Incidental retail sales of products related to products tasted allowed</li> <li>○ Hours of operation M-Th 11am-7pm, F-S 11am-9pm</li> <li>○ Need a liquor license</li> <li>○ No events or temporary use permits</li> <li>○ Parking maximum of 150 percent of minimum required</li> </ul> </li> <li>• Only allowed in area identified in Attachment A to ordinance, including Vashon Rural Town and an area in the Sammamish Valley.</li> <li>• Must be consistent with general health, safety and welfare.</li> <li>• Supersedes other variance, modification and waiver criteria in Title 21A.</li> <li>• Demonstration project A is in effect for 3 years from effective date of the ordinance, after which the remote tasting rooms would become nonconforming.</li> <li>• Annually, DPER compiles a list of applications submitted and related code complaints.</li> <li>• The Executive may submit additional proposed legislation extending or amending this ordinance within the 3 year demonstration project.</li> </ul>	<p>Adds a <u>remote tasting room demonstration project A</u>.</p> <ul style="list-style-type: none"> <li>• Administrative approval by Permitting – as a Type I land use decision</li> <li>• May apply for approval in conjunction with business license application or building permit application</li> <li>• Allowed uses under the demonstration project limited to remote tasting room.</li> <li>• Adds criteria for remote tasting room: <ul style="list-style-type: none"> <li>○ One or more WBD I, II or III may operate</li> <li>○ Total space for tasting and retail is 1,000sf not including storage, restroom, nonpublic uses</li> <li>○ Additional 500sf of outdoor space allowed</li> <li>○ Incidental retail sales of products related to products tasted allowed</li> <li>○ Hours of operation M-Th 11am-7pm, F-S 11am-9pm</li> <li>○ Need a business license</li> <li>○ Need a liquor license</li> <li>○ Events limited to 2 per year, no more than 50 people</li> <li>○ Off-street parking maximum of 1 space per 50 sf of tasting and retail area</li> </ul> </li> <li>• Only allowed in area identified in Attachment A to ordinance, including CB zoning within the Vashon Rural Town, CB zoning within the Fall City Rural Town, and an area in the Sammamish Valley.</li> <li>• Must be consistent with general health, safety and welfare and not violate state or federal law.</li> <li>• Supersedes other variance, modification and waiver criteria in Title 21A.</li> <li>• Projects can apply for approval under Demonstration project A for 3 years from effective date of the ordinance.</li> <li>• Annually for 4 years, Executive prepares preliminary evaluations that includes: applications submitted; comments from neighbors, including code complaints; comments from neighboring cities and community service areas; comments from project applicants; comments from customers; description of known interactions</li> </ul>



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			<p>between demonstration projects and nearby agricultural users and lands; inventory of remaining parcels available for use under the demonstration project; and known recommended code changes.</p> <ul style="list-style-type: none"> <li>• Final evaluation starts after 5 years of the demonstration project. Includes a draft and final report and proposed ordinance, public comment period</li> <li>• Final evaluation includes items in preliminary evaluations, and evaluation of: parking requirements; industry standard tasting room hours; outreach to and evaluation of projects approved under the demonstration project; permit review timelines; recommended permanent code changes or further demonstration project requirements.</li> </ul>
14	N/A	<p>Adds a Sammamish Valley wine and adult beverage <u>special events demonstration project B</u>.</p> <ul style="list-style-type: none"> <li>• Administrative approval by DPER, using review procedures in 21A.42 and decision criteria in 21A.44.040 (for CUPs)</li> <li>• Allowed for WBD III</li> <li>• Waives requirements in 21A.32.100 through .140; 21A.44.020 and 21A.08.080.B.12.I</li> <li>• Allowed to obtain authorization for on-site weddings and similar uses under the CUP</li> <li>• No waiver from other requirements (including review procedures)</li> <li>• Only allowed with an application for a new or modified CUP for WBD III, either in conjunction with that application or before. Must demonstrate compliance with 21A.44.040.</li> <li>• CUPs are a Type II land use decision</li> <li>• Only allowed in area identified in Attachment B to ordinance.</li> <li>• Must be consistent with general health, safety and welfare.</li> <li>• Demonstration project B is in effect for 3 years from effective date of the ordinance (plus any time for appeal timelines), after which the CUPs would become nonconforming.</li> <li>• Annually, DPER compiles a list of applications submitted, evaluation of impacts of events authorized by the demonstration project, and related code complaints.</li> <li>• The Executive may submit additional proposed legislation within the 3 year demonstration project.</li> </ul>	<p>Adds a <u>special events demonstration project B</u>.</p> <ul style="list-style-type: none"> <li>• Only allowed in area identified in Attachment B to ordinance, in an area in the Sammamish Valley.</li> <li>• Overlay B allows consolidated review of CUP for WBD III and the first TUP for that business.</li> <li>• Project applicant pays full cost for CUP, and no extra fees for TUP</li> <li>• Project reviews follow Type II process, including SEPA for the consolidated review</li> <li>• Administrative approval by Permitting</li> <li>• Waives requirements in 21A.32.100 through .140; 21A.44.020 and 21A.08.080.B.12.I</li> <li>• TUP follows code requirements (approved for one year, with 4 possible renewals for a total of 5 years). Must get a new TUP at the end of the 5 year, pay full cost and comply with the code in place at the time of complete TUP application filing.</li> <li>• Conditions for demonstration projects include: maximum number of guests allowed, up to 250 guests; parking; number of events, up to 60 days per year; and notification of events to Permitting and the public.</li> <li>• During the demonstration period properties in overlay B cannot be consolidate to create a winery III.</li> <li>• Must be consistent with general health, safety and welfare, and not violate state or federal law.</li> <li>• Projects can apply for approval under Demonstration project B for 3 years from effective date of the ordinance.</li> <li>• Annually for 4 years, Executive prepares preliminary evaluations that includes: applications submitted; comments from neighbors,</li> </ul>



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			<p>including code complaints; comments from neighboring cities and community service areas; comments from project applicants; comments from customers; description of known interactions between demonstration projects and nearby agricultural users and lands; inventory of remaining parcels available for use under the demonstration project; and known recommended code changes.</p> <ul style="list-style-type: none"> <li>• Final evaluation starts after 5 years of the demonstration project. Includes a draft and final report and proposed ordinance, public comment period</li> <li>• Final evaluation includes items in preliminary evaluations, and evaluation of: water use; parking requirements; outreach to and evaluation of projects approved under the demonstration project; minimum requirements for a temporary use permit (triggers), industry standard event versus what is not, and what should require a TUP required; permit review timelines; stormwater and surface water impacts; and recommended permanent code changes or further demonstration project requirements.</li> </ul>
15	\$100 for first violation, \$500 for subsequent violations	<p>Modifies <u>citation penalty</u>:</p> <p>Adds specific citations for WBD I, II, II and remote tasting rooms: \$500 for first violation, and \$1,000 for subsequent violations</p>	<p>Modifies <u>citation penalty</u>:</p> <p>Adds specific citations for WBD I, II, II and remote tasting rooms: \$500 for first violation, and \$1,000 for subsequent violations.</p>
15.5	N/A	Study requirements – not included in Executive’s proposal	<p>Add a study requirement – at the end of the 5 years, in conjunction with the studies done for the demonstration projects.</p> <ul style="list-style-type: none"> <li>• Analysis of effectiveness of citation and civil fine structure in 23.32.010.</li> <li>• Analysis of impact urban uses within UGA have on rural character of adjacent rural areas outside the UGA and provide recommendations to reduce impact of those urban uses.</li> <li>• Analysis of product content requirement (60% onsite, Puget Sound Counties, or ag accessory use).</li> <li>• Analysis of effectiveness of TUP triggers in KCC 21A.32.100.</li> <li>• Analysis of WBD I as interim use in A zone.</li> </ul>
16	See below	<p>Modifies the <u>Permitted Land Use tables</u>:</p> <p>Adds WBD I, WBD II, and WBD III to the permitted use table and permits them in multiple zones, either as permitted outright with development conditions or with a conditional use permit with development conditions in several zones.</p>	<p>See separate tables on following pages for changes to this table.</p> <p>Interim Use Approval:</p> <ul style="list-style-type: none"> <li>• Must be applied for within 5 years of effective date of this ordinance</li> <li>• Good for one year, with up to 4 yearlong renewals (good for a total of 5 years) like for TUP</li> <li>• Use must cease once interim use approval is expired</li> </ul>



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Issue #	Existing Code	Executive Transmitted	As Adopted by LSRRB
		Modifies development conditions for WBD facilities related to minimum lot size, floor area, parking area, setbacks, product content, location of facilities on farmland, tasting hours, site access, business license, events, connection to water supply, growing requirements, and employee maximums.	<ul style="list-style-type: none"><li>• Subject to same criteria as the TUP</li><li>• Fee same as TUP</li><li>• Process as a Type II permit.</li><li>• Application requirements set by Title 20</li></ul>



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
As Voted Out of Local Services, Regional Roads and Bridges Committee 3/11/19**

**Manufacturing Table - Agriculture Zones – Production Facilities**

Note: if the LSRRB Direction cell is blank, then the Executive's transmittal is carried forward

Issue #	Condition	Existing Code		Executive Transmitted	As Adopted by LSRRB	Executive Transmitted	As Adopted by LSRRB	Executive Transmitted	As Adopted by LSRRB
				WBD I	WBD I (DC#19 in Residential table)	WBD II permitted (DC#3) conditional (DC#3)		WBD III (DC#12)	
17	<b>Type of Permit</b>	Permitted – as an accessory to agricultural use	Conditional Use	Not permitted	Allow in A zones as a residential accessory use, accessory to a primary ag use, and for an interim use period of up to 5 years (1 year plus 4 renewals)  Must apply within 5 years of ordinance adoption	Permitted, accessory to agricultural use	Use is conditional if setbacks to RA and residential zones are reduced to 25 feet	Conditional Use	
18	<b>Min. Lot Size</b>	None	4.5 acres when floor area is less than 6,000 sf  Except if floor area is over 6,000 sf, the minimum lot size is 10 acres and a minimum 2.5 acres must be used to grow products	n/a		2.5 acres		4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres	
19	<b>Max. Building Size</b>	3,500 sf, except historic buildings	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage  On Vashon-Maury Island, maximum floor area 6,000 sf, including underground storage	n/a	1,500 sf  Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.	3,500 sf (historic buildings maximum is 5,000 sf)	Add decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage	Add decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.
20	<b>Tastings</b>	Tasting of products produced on-site, and no extra floor area allowed for tasting	Tasting of products produced on-site, and no extra floor area allowed for tasting	n/a	No tasting allowed  Allow on-site sales of items produced on-site and incidental items.	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm		Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm	



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
As Voted Out of Local Services, Regional Roads and Bridges Committee 3/11/19**

Issue #	Condition	Existing Code		Executive Transmitted	As Adopted by LSRRB	Executive Transmitted	As Adopted by LSRRB	Executive Transmitted	As Adopted by LSRRB
				WBD I	WBD I (DC#19 in Residential table)	WBD II permitted (DC#3) conditional (DC#3)		WBD III (DC#12)	
22	Water	Not specified	Meet requirements for water and wastewater; water meters required for use of wells	n/a	Not specified	Not specified		Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	
23	Access	Not specified	Not specified	n/a	Direct access from an arterial	Direct access from an arterial		Direct access from an arterial	
24	Product Content	60% of product content required to be grown in Puget Sound counties	Limited to processing of agricultural products and 60 percent of the products must be from Puget Sound counties	n/a	60% of product to be processed must be grown in Puget Sound Counties.	60% of product to be processed must be grown on site.		60% of product to be processed must be grown on site.	
25	Production/ Facility Location	Not specified	Not specified	n/a	Required  Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.  Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Required  Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.	Add requirement for production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Required  Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.	Add requirement for production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing
26	Parking	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area  Parking maximum 150% of minimum requirement	n/a	One stall for non-resident employee  Parking for customers: minimum 1, plus 1:1,000sf of area dedicated to WBD facility uses, with a maximum of 150% of the minimum required.  Add provision for grandfathering for existing parking (permits still required)	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area  Limited to 150% of minimum required	Add provision for grandfathering for existing parking (permits still required)	Not specified	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area  Maximum parking determined through CUP process, tasting and retail areas should be limited to 1:50sf  Add provision for grandfathering for existing parking (permits still required)



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
As Voted Out of Local Services, Regional Roads and Bridges Committee 3/11/19**

Issue #	Condition	Existing Code		Executive Transmitted	As Adopted by LSRRB	Executive Transmitted	As Adopted by LSRRB	Executive Transmitted	As Adopted by LSRRB
				WBD I	WBD I (DC#19 in Residential table)	WBD II permitted (DC#3) conditional (DC#3)		WBD III (DC#12)	
27	Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.	n/a	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.  Setbacks only apply to interior lot lines.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	C: Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'  Setbacks only apply to interior lot lines.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'  Setbacks only apply to interior lot lines.



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
As Voted Out of Local Services, Regional Roads and Bridges Committee 3/11/19**

**Manufacturing Table – Rural Area Zones – Production Facilities**

Note: if the LSRRB Direction cell is blank, then the Executive's transmittal is carried forward

Issue #	Issue/Condition	Existing Code	Existing Code	Executive Transmitted	As Adopted by LSRRB	Executive Transmitted	As Adopted by LSRRB	Executive Transmitted	As Adopted by LSRRB
				WBD I	WBD I (DC#17 in Residential table)	WBD II (DC#3 and DC#30)		WBD III (DC#12)	
29	Type of Permit	Permitted	Conditional Use	Permitted – only one nonresident employee allowed	Move WBD I to a residential accessory use. Allow in RA and A zones.  Use is conditional if setbacks to RA and residential zones are reduced to 25 feet	Permitted Conditional Use		Conditional Use	
30	Min. Lot Size	4.5 acres	4.5 acres  Except if floor area is over 6,000 sf, the minimum lot size is 10 acres and a minimum 2.5 acres must be used to grow products	None		P and C: 2.5 acres		4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres	
31	Max. Building Size	3,500 sf, except historic buildings	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage  On Vashon-Maury Island, maximum floor area 6,000 sf, including underground storage	1,500 sf		P and C: 3,500 sf (historic buildings maximum is 5,000 sf)	Add decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage	Add decks that not occupied and are not open to the public are excluded from the calculation for aggregated floor area.
32	Tastings	Tasting of products produced on-site, and no extra floor area allowed for tasting	Tasting of products produced on-site, and no extra floor area allowed for tasting	Not allowed	Sammamish Valley: No tastings. Allow on-site sales of items produced on-site and incidental items.  Other areas: Tastings allowed by appointment only. Tastings must occur within these hours: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm	P and C: Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm		Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm	



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
As Voted Out of Local Services, Regional Roads and Bridges Committee 3/11/19**

Issue #	Issue/Condition	Existing Code	Existing Code	Executive Transmitted	As Adopted by LSRRB	Executive Transmitted	As Adopted by LSRRB	Executive Transmitted	As Adopted by LSRRB
				WBD I	WBD I (DC#17 in Residential table)	WBD II (DC#3 and DC#30)		WBD III (DC#12)	
					Allow on-site sales of items produced on-site and incidental items.				
34	Water	Not specified	Meet requirements for water and wastewater; water meters required for use of wells	Not specified		Not specified		Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	
35	Access	Not specified	Not specified	Not specified		P: Direct access from an arterial  C: Direct access from public roadway.		Direct access from an arterial	
36	Product Content	60% of product content required to be grown in Puget Sound counties	Limited to processing of agricultural products and 60% percent of the products must be from Puget Sound counties	None		None		None	
37	Production/ Facility Location	Not specified	Not specified	Required	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Required	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Required	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing
38	Parking	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area  Parking maximum 150% of minimum requirement	One parking stall allowed for nonresident employee	Add parking for customers: minimum 1, plus 1:1,000sf of area dedicated to WBD facility uses, with a maximum of 150% of the minimum required.  Add provision for grandfathering for existing parking (permits still required)	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  P/C: Limited to 150% of minimum required	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area  Tasting/retail limited to 1 per 50 square feet of tasting area (and 150% max is removed)  Add provision for grandfathering for existing parking (permits still required)	Not specified	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area  Max parking set by CUP, but tasting/retail should be limited to 1 per 50 square feet of tasting area  Add provision for grandfathering for existing parking (permits still required)



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
As Voted Out of Local Services, Regional Roads and Bridges Committee 3/11/19**

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



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
As Voted Out of Local Services, Regional Roads and Bridges Committee 3/11/19**

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

Issue #	Issue/Condition	Existing Code		Executive Transmitted			As Adopted by LSRRB
				WBD I (DC#30)	WBD II (DC#3)	WBD III (DC#12)	
41							
	<b>Type of Permit</b>	Permitted	Conditional Use – No separate authorization for a CUP in UR zone	Permitted – only one nonresident employee allowed	Permitted	Conditional Use	Remove allowance for WBD in the UR zone. These facilities would not be permitted in the UR zone. Don't want to bind the Cities to these regulations, want to learn from the pilot first, and each UR zone is unique (one-size regulations may not work).
	<b>Min. Lot Size</b>	4.5 acres		None	2.5 acres	4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres	
	<b>Max. Building Size</b>	3,500 sf, except historic buildings		1,500 sf	3,500 sf (historic buildings maximum is 5,000 sf)	Maximum floor area 8,000 sf; additional 8,000 sf for underground storage	
	<b>Tastings</b>	Tasting of products produced on-site, and no extra floor area allowed for tasting		Not allowed	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm	
	<b>Water</b>	Not specified		Not specified	Not specified	Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	
	<b>Access</b>	Not specified		Not specified	Direct access from an arterial	Direct access from an arterial	
	<b>Product Content</b>	60% of product content required to be grown in Puget Sound counties		None	None	None	
	<b>Production/ Facility Location</b>	Not specified		Required	Required	Required	
	<b>Parking</b>	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area		One parking stall allowed for nonresident employee	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  Limited to 150% of minimum required	Not specified	
	<b>Setbacks</b>	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.		75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.	



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
As Voted Out of Local Services, Regional Roads and Bridges Committee 3/11/19**

**Manufacturing Table – Commercial and Industrial Zones – Production Facilities**

Note: if the LSRRB Direction cell is blank, then the Executive's transmittal is carried forward

Issue #	Issue/Condition	Existing Code NB and CB	Existing Code RB and I	Executive Transmitted NB and CB (DC#17 and DC#29)	As Adopted by LSRRB	Executive Transmitted RB (DC#29) and I (DC#31)	As Adopted by LSRRB
42	Type of Permit	Permitted	Permitted	WBD I – not permitted WBD II – permitted and conditional use (DC#17) WBD III – conditional use (DC#29)		WBD I – not permitted WBD II – permitted and conditional use WBD III – conditional use	In I zone, limit to breweries and distilleries. No wineries or remote tasting rooms.
43	Min. Lot Size	None	None	None		None	
44	Max. Building Size	3,500 sf, except historic buildings	None	WBD II – 3,500 sf, except historic buildings are 5,000 sf	Decks that are not occupied and not open to the public are excluded from the calculation for aggregated floor area.	None	
45	Tastings	Tasting of products produced on-site, and no extra floor area allowed for tasting	Not specified	WBD II – Tasting of products produced on-site, and no extra floor area allowed for tasting	Add tasting allowance to WBD III for consistency.	Not specified	Add tasting allowance to II and III for consistency. Prohibit remote tasting rooms in I zone (tasting with production okay) Add a limitation on tasting size in the I zone to 1,500sf.
47	Water	None	None	None		None	
48	Access	None	None	None		None	
49	Product Content	None	None	None		None	
50	Production/Facility Location	Not specified	Not specified	Not specified		Not specified	
51	Parking	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  WBD III – not specified	WBD II and III: 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area  Tasting/retail limited to 1 per 50 square feet of tasting and retail area (For WBD III: maximum parking set by CUP, tasting/retail should be limited to 1 per 50 square feet of tasting area)	WBD II – 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting area  WBD III – not specified	WBD II and III: 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area  Tasting/retail limited to 1 per 50 square feet of tasting area (When max parking set by CUP, tasting/retail should be limited to 1 per 50 square feet of tasting area)
52	Setbacks	75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones.	5 or 10 feet	WBD II – 75 feet from RA and R zones, except historic buildings; 5 or 10 feet from all other zones. Includes parking areas.  WBD III – 5 or 10 feet	WBD II and III: Require 75', but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'  Setbacks only apply to interior lot lines.	RB zone: 5 or 10 feet  I zone: 5 or 10 feet	For WBD II and III: Require 75', but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'.  Setbacks only apply to interior lot lines.



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
As Voted Out of Local Services, Regional Roads and Bridges Committee 3/11/19**

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

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



**Proposed Ordinance 2018-0241 – Winery/Brewery/Distillery Regulations  
As Voted Out of Local Services, Regional Roads and Bridges Committee 3/11/19**

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

Note: if the LSRRB Direction cell is blank, then the Executive's transmittal is carried forward

Issue #		Executive Transmitted	As Adopted by LSRRB	Executive Transmitted	As Adopted by LSRRB
		<b>Remote Tasting Room Overlay A</b>		<b>Special Events Overlay B</b>	
82	<b>Use</b>	Allows a remote tasting room One or more WBD I, II, III allowed to operate		On-site weddings and similar uses with a WBD III	Special events normally permitted through the Temporary Use Permit process
83	<b>Type of Permit</b>	Permitted – Type 1 land use permit		Conditional Use	Consolidate review of TUP and CUP for WBD III  Applicants do not pay for TUP under demonstration project
84	<b>Areas allowed</b>	Sammamish Valley area  Vashon Rural Town	Extend Sammamish Valley north from Woodinville City limits (up to just north of Tolt Pipeline)  Vashon CB zoning, not entire Rural Town  Add CB zoning in Fall City Rural Town	Sammamish Valley area	
85	<b>Min. Lot Size</b>	Specified by underlying zoning		Specified by underlying zoning	
86	<b>Max. Building Size</b>	1,000 sf for tasting and retail only 500 sf outdoors		Specified by underlying zoning	
87	<b>Tastings</b>	Tasting hours: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm		Specified by underlying zoning	
88	<b>Sales</b>	Incidental retail sales of products related to tasting allowed		Specified by underlying zoning	
89	<b>Events</b>	Not allowed	2/year. Max 50 people. No TUP required.	No specific limit – conditions set with CUP w/ annual monitoring of impacts	60 maximum per year
90	<b>Water</b>	Not specified		Specified by underlying zoning	
91	<b>Access</b>	Direct access from an arterial	Not specified	Specified by underlying zoning	
92	<b>Product Content</b>	None		Specified by underlying zoning	
93	<b>Production</b>	Not allowed	Not specified	Specified by underlying zoning	
94	<b>Parking</b>	1 space per 300 square feet of public tasting and retail area  Limited to 150% of minimum required	1 per 300 square feet of tasting/retail area  Tasting/retail limited to 1 per 50 square feet of tasting area	Specified by underlying zoning	
95	<b>Setbacks</b>	Not specified		Specified by underlying zoning	



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**S1**

9/16/19

Balducci Striker

ea

Sponsor: Balducci

Proposed No.: 2018-0241.2

**STRIKING AMENDMENT TO PROPOSED ORDINANCE 2018-0241, VERSION**

**2**

On page 2, beginning on line 20, strike everything through page 127, line 2449, and insert:

"BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

**SECTION 1. Findings:**

A. The Growth Management Act, including RCW 36.70A.130, requires that King County take action to review, and if needed, revise its Comprehensive Plan and development regulations implementing the Comprehensive Plan.

B. The existing regulations for wineries and breweries were last substantively amended by Ordinance 14781 in 2003. Distilleries were added as a permitted use, with the same development conditions as wineries and breweries, with Ordinance 17539 in 2013. No other substantive regulatory changes for wineries, breweries and distilleries (collectively "the adult beverage industry") have occurred since 2003. Since that time King County has encountered unprecedented economic and population growth, resulting in major changes to the adult beverage industry and causing concerns about land speculation in some areas of the county, while leaving others in need of economic stimulation.



19 C. Population growth, combined with the growing popularity of small producers  
20 and local sourcing within the adult beverage industry has created a need for: clarification  
21 regarding core industry functions versus other types of more intensive on-site special  
22 events that may help a developing business thrive and consideration of the planning  
23 requirements of the Growth Management Act, including economic growth, rural  
24 character and protection for water resources and Agricultural and Industrial zoned areas.  
25 Changes in state regulations have also occurred, driving a need to bring adult beverage  
26 industry development regulations up to date with state licensing allowances. In particular,  
27 a state winery allowance for off-site tasting created confusion for business owners  
28 regarding the interplay between state licensing requirements and county land use  
29 regulations.

30 D. This ordinance follows a multiyear study of the adult beverage industry,  
31 which included the 2016 King County Sammamish Valley Wine and Beverage Study.  
32 The study period was necessary to evaluate existing zoning regulations for the adult  
33 beverage industry in light of changes in industry practices, state licensing allowances and  
34 the growing popularity of adult beverage industry across King County and the state of  
35 Washington.

36 E. The changes made by this ordinance will help King County to prepare for and  
37 support the future of the adult beverage industry as it evolves in the region, to better  
38 implement and comply with the policies of the King County Comprehensive Plan  
39 ("Comprehensive Plan" or "Plan"), Countywide Planning Policies and the Growth  
40 Management Act, and to minimize the ambiguities in existing development regulations  
41 that were identified in the study period. The changes are intended to improve clarity,



ATTACHMENT 8

administrative efficiencies and enforceability while avoiding confusion for the industry users that may have been caused by lack of consistency with state regulatory systems. The ordinance adds additional protection for the Agricultural zone and provides guidance on enhancing economic activity in the Rural Area zones while also honoring and protecting rural character.

F. King County continues to support and foster agriculture, especially within the five designated Agricultural Production Districts. King County also supports the adult beverage industry and recognizes the synergistic relationship between the agricultural and the adult beverage industries. The ordinance aims to establish a strong foundation for moving both industries into the future. There is a historical and continuing crossover between the agricultural industry and the adult beverage industry, including factors such as agricultural uses providing aesthetic value and raw materials that support the adult beverage industry; and the exposure, opportunity and market demand for agricultural products that the adult beverage industry provides for the agricultural industry. This ordinance recognizes competing and complimentary interests between the two industries, and aims to provide a balance consistent with the Growth Management Act and the Comprehensive Plan.

G. Consistent with Comprehensive Plan policies R-610, R-615, ~~R-663~~ and R-677b, the adult beverage industry uses allowed by the ordinance support development of new markets for local agricultural products and help ensure that agricultural production districts continue to be economically viable and farmed into the future. By promoting complimentary relationships with the adult beverage industry, these regulations will help to improve access to locally grown agricultural products throughout King County.

Commented [AE1]: Correct policy number



65 H. Economic development policies in the Comprehensive Plan, including ED-  
66 102, ED-103 and ED-106 recognize that the Rural Area and Natural Resource Lands  
67 have a role in economic activity in the county. The ordinance aims to implement these  
68 Comprehensive Plan policies and is focused on protecting the economic value of the  
69 natural environment through traditional land use controls such as minimum lot size  
70 limitations and structural and other impervious surface limitations in Rural Area and  
71 Agricultural zones. The ordinance creates space for new kinds of small, limited-scope  
72 businesses, such as tasting rooms, and small wineries, breweries and distilleries that are  
73 visually compatible with rural character and provide cultural opportunities to enhance the  
74 region's quality of life and economic vitality.

75 I. Comprehensive Plan policies ED-601 through ED-606, which are part of the  
76 rural economic strategies plan, call for a "sustainable and vibrant rural economy that  
77 allows rural residents to live and work throughout the Rural Area and Natural Resource  
78 Lands." By creating clear direction regarding scope and intensity limits for adult  
79 beverage industry uses, this ordinance protects rural character while encouraging new  
80 economic and employment opportunities for rural residents. The Comprehensive Plan  
81 "recognizes the value of home-based business, recreation and tourism, and commercial  
82 and industrial clusters for their ability to provide job opportunities in the Rural Area and  
83 Natural Resource Lands, and help sustain the rural economic base." This ordinance takes  
84 advantage of the existing, organically developing adult beverage industry to implement  
85 this policy in a variety of ways. The plan directs the county to explore opportunities to  
86 support agricultural tourism and to encourage value-added programs related to the  
87 production of food specifically including specialty beverages such as beer, distilled



88 beverages, and wine in the county. The ordinance carefully follows this directive, and  
 89 was developed over several years as the county considered existing and proposed  
 90 regulations, balancing the differing needs and emerging trends of the agricultural and  
 91 adult beverage businesses. The ordinance adds flexibility, maintains **or reduces** existing  
 92 size and scale limits on adult beverage industry uses in the Agricultural zone and the rural  
 93 area and adds new limits to enhance open and green space values and preserve the natural  
 94 aesthetic which helps both industries grow.

**Commented [AE2]:** Reflects changes made regarding  
underground storage and impervious surface limits

95 J. The Comprehensive Plan addresses the Growth Management Act's requirement  
 96 to plan for industrial uses. Plan Policy ED-211 encourages the county to "support  
 97 programs and strategies to preserve and plan for an adequate supply of industrial and  
 98 commercial land," including through "[p]reventing the encroachment of non-industrial  
 99 uses on industrially-zoned land and the rezoning of industrial land to other uses." This  
 100 ordinance recognizes that although King County has a finite amount of industrial land  
 101 available, at their highest levels of intensity, some adult beverage businesses can grow to  
 102 a level of mechanization, volume and intensity suited for the Industrial zone, but avoids  
 103 funneling smaller, less mechanized, community-serving businesses into the county's  
 104 limited Industrial zoned areas. Those smaller scale adult beverage industry uses are  
 105 appropriately placed in more aesthetically pleasing areas, where rural community  
 106 consumers and a healthy population of visitors to the county's many regional recreation  
 107 and tourism opportunities can support economic success. This ordinance aims to avoid  
 108 bringing low-impact, low-intensity adult beverage uses into limited Industrial zone  
 109 spaces that are reserved for more intensive industrial uses.

110 K. Comprehensive Plan Policy ED-212 states "King County shall encourage and



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support community based and community led efforts to support and retain existing small businesses." Although rapid industry growth has resulted in some adult beverage businesses becoming incompatible with rural character, this ordinance honors the sometimes competing Comprehensive Plan policies to support and retain existing small businesses with equally important policy to protect rural character by setting clear scope and size limits to protect the Agricultural zone and Rural Area zone. In the specific case of the previously untested remote tasting room use, which was recently created within state licensing provisions, the ordinance allows some small businesses to continue within limited rural area demonstration projects but also makes space available for remote tasting rooms in Community Business and Regional Business zones for those businesses that wish to expand their scope.

L. The Growth Management Act requires that rural development be contained and controlled to ensure the protection of rural character, assure the visual compatibility of rural development with the surrounding Rural Area and Natural Resource Lands, protect environmentally critical areas and habitat, and protect against conflicts with natural resource uses, such as farming, forestry and mining. Proximity to existing agricultural uses and rural area recreational destinations provide the raw materials and customer base to allow traditional small-scale adult beverage industry uses to thrive. The adult beverage industry relies on all of these elements to succeed. For example, the definition of agriculture in the Growth Management Act includes viticulture, an essential component of a winery use. Viticulture, and agricultural practices related to brewery and distillery uses and their associated processing and sales activities, are all examples of ~~things~~ activities the Comprehensive Plan requires the county to protect.



134 M. The Comprehensive Plan describes rural character and notes that King  
 135 County "recognizes that each of its rural communities has distinct and unique  
 136 characteristics." For instance, "residents of Vashon-Maury Island, accessible only by  
 137 ferry, sea or air, enjoy an island's leisurely and scenic lifestyle," while "[i]n the  
 138 Snoqualmie Valley, farming is still the mainstay". The Sammamish valley, which was  
 139 a study area during development of this ordinance, has its own distinctively rural  
 140 character, despite its close proximity to urban incorporated areas and to the city of  
 141 Woodinville's popular, concentrated winery district. Some of the regulations adopted as  
 142 part of this ordinance, such as the various allowances for [on-site](#) [tasting](#) [and retail sales](#)  
 143 associated with winery, brewery, distillery production facilities, vary across the different  
 144 rural communities in unincorporated King County. Individual rural communities take  
 145 different positions and have different priorities, and this is reflected in some of the  
 146 regulations; while however, generally a county-wide lens was used for analyzing  
 147 potential regulatory impacts on the wider rural area and natural resource lands.

148 N. Comprehensive Plan Policy R-201 defines the characteristics of rural  
 149 character and the rural area. Four of these characteristics are particularly relevant to the  
 150 changes made in this ordinance: "b. Commercial and noncommercial farming, forestry,  
 151 fisheries, mining, home-occupations and home industries," "d. Community small-town  
 152 atmosphere, safety, and locally owned small businesses," "h. Traditional rural land uses  
 153 of a size and scale that blend with historic rural development," and "i. Rural uses that do  
 154 not include primarily urban-serving facilities."

155 O. Public testimony on this ordinance was consistent with Comprehensive Plan  
 156 policy goals and included discussion of adult beverage industry uses as being community



gathering places, rural residents' desire to take advantage of economic opportunities created by the adult beverage industry and the need for solid customer bases to allow small businesses to thrive.

P. The county is required to balance protecting rural character and agricultural resources ~~over~~ in diverse communities, with creating space for rural industries to thrive within those communities. Existing and proposed regulations ~~on~~ f the adult beverage industry are designed for a size and scale appropriate for the rural communities they are located in, and add protections for the Agriculture zone and agricultural production district as well as measures that enhance enforceability of the regulations. This ordinance aims to implement Comprehensive Plan Policy R-204, which encourages ~~"..."~~ "the retention of existing and" establishment of new rural resource-based uses, with appropriate site management and that protects habitat resources~~..."~~ and Comprehensive Plan Policy R-205 which states that ~~uses that~~ ~~"...include those"~~ relating to agriculture, forestry, mineral extraction, and fisheries, such as the raising of livestock, growing of crops, creating value-added products, and sale of agricultural products; small-scale cottage industries; and recreational and small-scale tourism uses that rely on a rural location~~..."~~ are appropriate in the Rural Area zones.

Q. Comprehensive Plan Policy R-324 describes the type of nonresidential use appropriate for the Rural Area. These include uses that "[p]rovide convenient local products and services for nearby residents," "[r]equire location in a Rural Area," "[s]upport natural resource-based industries" or "[p]rovide recreational and tourism opportunities that are compatible with the surrounding Rural Area," as long as the use is "sited, sized and landscaped to complement rural character" and "prevent impacts to the



environment and function with rural services including on-site wastewater disposal."

This ordinance implements the plan by creating clear regulations for the adult beverage industry, requiring uses to be sited, sized and landscaped to complement rural character, and by creating a business license so adult beverage industry uses can be better evaluated. Adult beverage uses provide convenient local products for rural residents, support agricultural resource-based industries, and provide new regional recreational and tourism opportunities.

R. The King County Code establishes standards for water facilities in K.C.C. Title 13. In part, those standards prioritize connection to Group A water systems, then to Group B water systems, followed by use of private wells, subject to specified criteria. As part of this ordinance, winery, brewery, distillery facility III uses in the A and RA zones are required to connect to a Group A water system. The requirement modifies a previously existing regulation for larger wineries, breweries and distilleries and replaces it with a clear standard that improves enforceability.

**Commented [AE3]:** Finding to address different water connection standards for WBD III

S. This ordinance protects the Rural Area and Agricultural zones by limiting on-site tasting of products and retail sales for winery, brewery, distillery manufacturing uses, and by allowing on-site tasting of products and retail sales only as accessory to production. This ordinance places a fifteen percent maximum on spaces devoted to on-site tasting of products and retail sales, in order to prevent potential traffic and noise sometimes associated with those uses, and to prevent the more intensive impacts that they can have on rural character and the agricultural production districts.

**Commented [AE4]:** Eliminates option for Group B for WBD IIIs

RT. Other development regulations, including stormwater management, impervious surface, critical areas and landscaping requirements, remain in place and are

**Commented [AE5]:** Additional finding on limiting retail sales and tasting of products.



unchanged by this ordinance.

U. Existing special district overlays and property-specific development conditions are in effect and add additional layers of regulation on development within specific areas of the county. One special district overlay ("SDO") that has been the subject of public comment is SO-120: Agricultural Production Buffer SDO. SO-120 applies to portions of the Sammamish valley with Rural Area zoning, and its purpose is "to provide a buffer between agricultural and upslope residential uses." SO-120 requires clustering of residential subdivisions and imposes a minimum seventy-five percent open space requirement on all such developments. That SDO will remain in place and will continue to apply to residential subdivisions. Additionally, this ordinance limits impervious surface maximums for winery, brewery, distillery facilities in the A and RA zones to twenty five percent, or the percentage identified in the zoning code, whichever is less, to be consistent with rural character.

**Commented [AE6]:** Additional finding on SO-120, and the maximum impervious surface of 25% (or less).

SV. During the study period preceding adoption of this ordinance, many adult beverage industry uses were found to be unaware of local health and building codes.

FW. This ordinance establishes a business license for the adult beverage industry to provide greater certainty about where adult beverage uses are located, so that King County agencies can more easily educate business owners and verify that they are in compliance with county land use, health and safety regulations.

UX. K.C.C. chapter 21A.55 authorizes demonstration projects, "as a mechanism to test and evaluate alternative development standards and processes before prior to amending King County policies and regulations." Two-One demonstration projects are is established by this ordinance. The first demonstration project evaluates the presence of

**Commented [AE7]:** Reflects elimination of special event demonstration project B.



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remote tasting rooms in Rural Area zoned land in the Sammamish valley, ~~and within the~~  
~~Vashon Rural Town and Fall City Rural Town.~~ The second demonstration evaluates  
~~incorporating rural industry supporting special events through a joint conditional use~~  
~~permit and temporary use permit review process for winery, brewery, distillery facility~~  
~~III, and applies to Rural Area zoned land in the Sammamish valley. Those two~~The  
demonstration ~~projects~~ ~~is~~are located in ~~an~~ areas where businesses are supported by nearby  
small-scale agriculture and proximity to consumers, and ~~rely~~ ~~relies~~ on a pastoral setting  
and a rural sense of community for economic viability and traditional rural-based  
activities. The criteria for site selection for the ~~two~~ demonstration projects ~~were~~ ~~is~~ based  
on existing levels of development on the property, lot size, current zoning, ~~availability of~~  
~~arterial access,~~ proximity to Agricultural zoned areas and agricultural production districts,  
proximity to local and rural industry-supportive uses and to areas in need of economic  
stimulus and availability of arterial access. ~~Those~~ criteria implement Comprehensive  
Plan policy direction to protect agricultural lands and rural character, and to provide rural  
economic opportunities. State Route 202, ~~state Route 203 and Vashon Highway SW~~  
~~are~~ ~~is~~ a designated arterial~~s~~ designed to carry significant traffic loads and ~~are~~ ~~is~~ not  
expected to reflect measurable impacts over loads already generated by ~~existing~~ Rural  
Area residents and businesses ~~or related to the demonstration project.~~ These selected  
locations ~~are~~ ~~is~~ ~~an~~ ideal places to test the demonstration project's ability to support  
businesses that are primarily nonurban in nature, ~~and~~ to evaluate ~~their~~ ~~the~~ ~~benefits and to~~  
~~test impact mitigation strategies~~ before adopting potential countywide regulations.

~~VY.~~ Public testimony on this ordinance included discussion of congestion on  
local roads caused by population growth. With that concern in mind, the ordinance

**Commented [AE8]:** Remove Vashon and Fall City from remote tasting room demonstration project A, replace with permanent zoning for remote tasting rooms.

**Commented [AE9]:** Remove duplication



249 requires the largest winery, brewery, distillery facilities to be sited where there is direct  
 250 access to an arterial, and that remote tasting rooms be tested where related vehicle trips  
 251 will be directed to an existing state highway. Comprehensive Plan Policy T-310 states  
 252 "[s]tate highway facilities and arterial roads are designed to accommodate higher traffic  
 253 volumes, at higher speeds than local roads," and the county should "encourage such  
 254 traffic to use highways or arterials whenever possible." This ordinance implements the  
 255 pPlan's directive by requiring larger ~~and/or~~ previously untested uses to utilize arterial  
 256 roads. Further,  
 257 ~~W. The parcels chosen for the remote tasting room demonstration project A in~~  
 258 ~~the Sammamish valley are located directly on an arterial. Parcels chosen for the remote~~  
 259 ~~tasting room demonstration project A on Vashon Maury Island and in Fall City are zoned~~  
 260 ~~Community Business, and are inside the boundaries of the designed Rural Town.~~  
 261 ~~Z. The parcel selection complies with the policies in the Comprehensive Plan.~~  
 262 ~~For instance, The Comprehensive Plan states that "[t]he purposes of Rural Town~~  
 263 ~~designations within the Comprehensive Plan are to recognize existing concentrations of~~  
 264 ~~higher density and economic activity in Rural Areas and to allow modest growth of~~  
 265 ~~residential and economic uses to keep them economically viable into the future."~~  
 266 Comprehensive Plan Policy R-507 states, in part, "Rural Towns serve as activity centers  
 267 for the Rural Area and Natural Resource Lands and may be served by a range of utilities  
 268 and services, and may include several or all of the following land uses, if supported by  
 269 necessary utilities and other services and if scaled and designed to protect rural character:  
 270 a. Retail, commercial, and industrial uses to serve the surrounding Rural Area and  
 271 Natural Resource Lands population...c. Other retail, commercial, and industrial uses,

**Commented [AE10]:** Remove Vashon and Fall City from remote tasting room demonstration project A, replace with permanent zoning for remote tasting rooms.

**Commented [AE11]:** Reframe this Finding to reflect permanent zoning for Vashon and Fall City Rural Towns (and rural CB zone outside Renton).



such as resource industries, tourism, commercial recreation, and light industry." [Remote](#)  
[tasting rooms](#) are similar to other, more intensive uses contained within the stated  
categories and may be appropriately located in Rural Towns. [Other Community Business](#)  
[and Regional Business zones, outside of Rural Towns, are located within the urban](#)  
[growth area or have access to an arterial.](#)

~~XAA~~. The county is committed to providing fair, accurate and consistent  
enforcement of the regulations adopted by this ordinance. The executive expects to  
engage on-call consultants to conduct outreach and provide technical assistance to  
businesses required to comply with the new regulations. It is anticipated that some  
businesses may take several months to come into compliance. For businesses  
progressing toward compliance with the ordinance, the county does not intend to begin  
enforcement proceedings for a minimum of ~~six~~ [twelve](#) months after the effective date of  
this ordinance.

SECTION 2. Ordinance 1888, Article III, Section 5, as amended, and K.C.C.  
6.01.150 are hereby amended to read as follows:

A. The office of the hearing examiner is designated to hear appeals by parties  
aggrieved by actions of the director pursuant to any business license ordinance. The  
examiner may adopt reasonable rules or regulations for conducting its business. Copies of  
all rules and regulations adopted by the examiner shall be delivered to the director, who  
shall make them freely accessible to the public. All decisions and findings of the examiner  
shall be rendered to the appellant in writing, with a copy to the director.

B. For-hire transportation appeals under K.C.C. chapter 6.64 [and adult beverage](#)  
[businesses appeals under K.C.C. chapter 6.xx \(the chapter created by section 3 of this](#)



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ordinance) shall be filed in accordance with K.C.C. 20.22.080 and the hearing process conducted in accordance with K.C.C. chapter 20.22. Subsections C. through H. of this section do not apply to this subsection B.

C. Any person entitled to service under K.C.C. 6.01.130 may appeal any notice and order or any action of the director by filing at the office of the director within seven days from the date of service of such order, a written appeal containing;

1. A heading in the words: "Before the Office of the Hearing Examiner";
2. A caption reading: "Appeal of ....." giving the names of all appellants participating in the appeal;
3. A brief statement setting forth the legal interest of each of the appellants in the business or entertainment involved in the notice and order;
4. A brief statement in concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant;
5. A brief statement in concise language of the relief sought, and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside;
6. The signatures of all parties named as appellants, and their official mailing addresses; and
7. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

D. As soon as practicable after receiving the written appeal, the examiner shall fix a date, time and place for the hearing of the appeal. The date shall be neither less than ten days nor more than sixty days from the date the appeal was filed with the director. Written



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notice of the time and place of the hearing shall be given at least ten days before the date of the hearing to each appellant by the examiner either by causing a copy of the notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at the appellant's address shown on the appeal.

E. At the hearing the appellant shall be entitled to appear in person and be represented by counsel and offer such evidence as is pertinent and material to the action of the director.

F. Only those matters or issues specifically raised by the appellant in the written notice of appeal shall be considered in the hearing of the appeal.

G. Failure of any person to file an appeal in accordance with this section shall constitute a waiver of the person's right to an administrative hearing and adjudication of the notice and order, or any portion thereof.

H. Enforcement of any notice and order of the director shall be stayed during the pendency of an appeal therefrom that is properly and timely filed.

SECTION 32. Sections ~~34~~ through 11 of this ordinance should constitute a new chapter in K.C.C. Title 6.

NEW SECTION. SECTION 43. There is hereby added to the chapter established in section ~~32~~ of this ordinance a new section to read as follows:

It is the purpose of this chapter to establish business licensing standards for adult beverage businesses located in unincorporated King County, in order to promote and protect the health, safety and general welfare of unincorporated King County's residents.

NEW SECTION. SECTION 54. There is hereby added to the chapter established in section ~~32~~ of this ordinance a new section to read as follows:



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For the purpose of this chapter, unless the context clearly requires otherwise, "adult beverage business" means a winery, brewery, distillery or cidery, and remote tasting rooms for any of those businesses. A nonconforming home occupation and a nonconforming home industry is an "adult beverage business" for the purposes of this section.

NEW SECTION. SECTION 65. There is hereby added to the chapter established in section 32 of this ordinance a new section to read as follows:

A person or entity shall not operate or maintain an adult beverage business in unincorporated King County unless the business has obtained a business license issued by the director as provided by this chapter. A current adult beverage business license issued under this chapter shall be prominently displayed on the licensed premises. The adult beverage business licensee shall comply with all applicable laws.

NEW SECTION. SECTION 76. There is hereby added to the chapter established in section 32 of this ordinance a new section to read as follows:

An application for an adult beverage business license or license renewal must be submitted in the name of the person, the persons or the entity proposing to operate the business. The application shall be signed by each person, or a responsible principal or officer of the entity proposing to operate the business, certified as true under penalty of perjury. All applications shall be submitted on a form supplied by the director, and shall include the following:

A. The full name and current residential, email and mailing address of each person, including all partners if the applicant is a partnership, and all officers or principals if the applicant is a corporation or limited liability company, and the Universal



Business Identifier number, the identity of the registered agent and the address of the principal office, if the applicant is a corporation or limited liability company;

B. The name, street address and telephone number of the adult beverage business;

C. A copy of the Washington state Liquor and Cannabis Board non-retail liquor license or non-retail liquor license with retail endorsement associated with the business address;~~and~~

D. For businesses in the A zone, a signed statement that at least sixty percent of the products to be used by the business are grown on-site, as prescribed under K.C.C.

21A.08.030 and 21A.08.080~~, or for winery, brewery, distillery I businesses in the A zone, that at least sixty percent of the products to be used by the business are grown in Puget Sound counties, as defined in K.C.C. chapter 21A.06; and~~

E. For any adult beverage businesses attempting to demonstrate legal nonconforming use status under section 11.B. of this ordinance, operating under an active Washington state Liquor and Cannabis Board production license issued for their current location before the effective date of this ordinance, and where King County did not object to the location during the Washington state Liquor and Cannabis Board license application process, documentation sufficient to establish that the requirements of K.C.C. Title 21A have been met, and documentation of the county's response to the notice of application, if any.

NEW SECTION. SECTION 87. There is hereby added to the chapter established in section 32 of this ordinance a new section to read as follows:

An applicant for an adult beverage business license or renewal under this chapter

**Commented [AE12]:** WBD I Interim use in A zone removed.

**Commented [AE13]:** Allow existing businesses with liquor licenses issued prior to the effective date of this ordinance to have a year to demonstrate previous compliance with the Zoning Code requirements for WBDs and home occupations.

This section require documentation for existing businesses with their County business license application.



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shall pay an application fee at the time of application submittal. The nonrefundable application fee for an adult beverage business license or renewal is one hundred dollars.

NEW SECTION. SECTION 98. There is hereby added to the chapter established in section 23 of this ordinance a new section to read as follows:

The director shall deny, suspend or revoke a license issued under this chapter if the Washington state Liquor and Cannabis Board does not issue a license to the business, or if the department of local services, permitting division receives notice that the state license issued to the business is suspended or revoked, or was not reissued, or if, after an investigation, the director determines that the proposed business location does not comply with K.C.C. Title 21A. A business owner whose application for a business license has been denied or whose license has been suspended or revoked may appeal the decision to the office of the hearing examiner in accordance with K.C.C. 6.01.150.

**Commented [AE14]:** Gives Permitting authority to deny business license for noncompliance with the Zoning Code.

NEW SECTION. SECTION 109. There is hereby added to the chapter established in section 32 of this ordinance a new section to read as follows:

An adult beverage business license expires one year from the date the business license is issued by the department of local services, permitting division. To avoid a lapse in the effectiveness of a license, an application to renew a license must be submitted to the director, on a form provided by the director, at least thirty days before the expiration of the business license. An adult beverage business license renewal expires one year from the previous license's expiration date.

~~NEW SECTION. SECTION 10. There is hereby added to the chapter established in section 2 of this ordinance a new section to read as follows:~~

~~A business license for a winery, brewery, distillery facility I interim use shall not~~

**Commented [AE15]:** Removing WBD I interim use in A zone



~~be issued or renewed for more than five years on any one site.~~

NEW SECTION. SECTION 11. There is hereby added to the chapter established in section 32 of this ordinance a new section to read as follows:

A. Within thirty days of the director's receipt of a complete adult beverage business license application, the director shall issue or deny the license. Within thirty days of the director's receipt of a complete renewal application, the director shall issue or deny the renewal.

B. ~~For any adult beverage businesses operating under an active Washington state Liquor and Cannabis Board production license issued for their current location before the effective date of this ordinance, and where King County did not object to the location during the Washington state Liquor and Cannabis Board license application process, if all other requirements of this chapter are met, the director shall approve the first adult beverage business license. The first business license shall be valid for six months from the date of issuance. The first business license may be extended, at no charge to the applicant, for an additional six months, if the director determines that the business operator has taken substantial steps to document compliance with K.C.C. Title 21A. Subsequent business licenses or renewals for such locations shall only be approved by the director if:~~

1. The requirements to establish a legal nonconforming use have been met;
2. The applicant has otherwise established a vested legal nonconforming use;
3. The director determines that the business operator has taken substantial steps to document compliance with K.C.C. Title 21A; or
4. If the business has come into conformance with the winery, brewery,

**Commented [AE16]:** Allow existing businesses with liquor licenses issued prior to the effective date of this ordinance to have a 1-year to demonstrate previous compliance with the Zoning Code requirements for WBDs and home occupations.

This section allows one 6-month business license to be issued while the business proves previous compliances, with a possible 6-month extension with action towards documenting compliance. Subsequent licenses may not be issued unless the business is in compliance with the Zoning Code either as a legal nonconforming use or under the new regulations, or the director determines that the business has taken substantial steps to document compliance as a legal nonconforming use.



[distillery facility I, II or III or remote tasting room regulations adopted in K.C.C. 21A.08.070, 21A.08.080 or section 28 of this ordinance.](#)

SECTION 12. Ordinance 15974, Section 5, and K.C.C. 21A.06.1427 are each hereby repealed.

NEW SECTION. SECTION 13. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

Remote tasting room: A small facility licensed by the Washington state Liquor and Cannabis Board and limited to the following non-retail liquor licenses: a Craft Distillery; a Tasting Room - Additional Location for a winery licensed as a Domestic Winery; or a Microbrewery, including, but not limited to, a Microbrewery operating in accordance with an off-site tavern license subject to the retail sale limitations for a Microbrewery in WAC 314-20-015(1). "Remote tasting room" does not include any additional privileges allowed for such licenses or approvals or any use that would require a license under chapter 314-02 WAC, except as specifically set forth in this chapter.

NEW SECTION. SECTION 14. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

Winery, brewery, distillery facility I: A very 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, [distilling](#) barrel or tank aging, and finishing. A winery, brewery, distillery facility I 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 [of products](#) or retail sales ~~of merchandise as authorized by state law~~ [is are](#)

**Commented [AE17]:** Adds distilling to the definition as a step in the production process.



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~~limited~~not allowed. "Winery, brewery, distillery facility I" does not include any retail liquor licenses that would be authorized by chapter 314-02 WAC.

**Commented [AE18]:** Reflects change made to prohibit on-site tasting and retail sales.

~~NEW SECTION. SECTION 15.~~ There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

**Commented [AE19]:** Removing WBD I interim use in A zone

~~Winery, brewery, distillery facility I interim use permit: A term limited permit for a winery, brewery, distillery facility I in the Agriculture zone. A winery, brewery, distillery facility I interim use permit is a one time approval, effective for one year, with four annual renewals possible for up to five years. After the interim use permit or any renewals have expired, a winery, brewery, distillery facility I interim use is required to either comply with zoning conditions for a winery, brewery, distillery facility II or III use, and meet the requirements of one of those uses, or cease operations and vacate the site. Applications for a winery, brewery, distillery facility I interim use permit may only be accepted by the permitting division within five years of the effective date of this ordinance. The time limitations on a winery, brewery, distillery facility I interim use permit do not apply to agricultural uses such as vineyards and orchards.~~

~~NEW SECTION. SECTION 16.~~ There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

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, distilling 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~~

**Commented [AE20]:** Adds distilling to the definition as a step in the production process.



tasting [of products](#) and sales as authorized by state law and sales of merchandise related to products available for tasting as authorized by state law. "Winery, brewery, distillery facility II" does not include any retail liquor licenses that would be authorized by chapter 314-02 WAC.

NEW SECTION. SECTION [4716](#). There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:

Winery, brewery, distillery facility III: A 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, [distilling](#), 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 [of products](#) and sales as authorized by state law and sales of merchandise related to products available as authorized by state law. "Winery, brewery, distillery facility III" does not include any retail liquor licenses that would be authorized by chapter 314-02 WAC.

~~SECTION 18. Ordinance 10870, Section 330, as amended, and K.C.C. 21A.08.030 are each hereby amended to read as follows:~~

~~A. Residential land uses.~~

**Commented [AE21]:** Adds distilling to the definition as a step in the production process.

**Commented [AE22]:** This section is deleted. Substantive changes:

WBD I Interim Use in A zone is eliminated as a permitted use  
WBD I for RA zone is moved to the Manufacturing Land Use table as a permitted use, not accessory to a residence.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R-U R-A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC #	SPECIFIC LAND-USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	Θ	I
	DWELLING UNITS, TYPES:												
2	Single-Detached	P	P2		P	P	P	P	P15				



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		C12			C12	C12	C12	C12					
•	Townhouse				C4	C4	P11	P	P3	P3	P3	P3	
							C12						
•	Apartment				C4	C4	P5	P	P3	P3	P3	P3	
							C5						
•	Mobile Home Park				S13		C8	P					
•	Cottage Housing						P15						
	<b>GROUP RESIDENCES:</b>												
•	Community Residential Facility I				C	C	P14.a	P	P3	P3	P3	P3	
							C						
•	Community Residential Facility II						P14.b	P	P3	P3	P3	P3	
•	Dormitory				C6	C6	C6	P					
•	Senior Citizen Assisted Housing					P4	P4	P	P3	P3	P3	P3	
	<b>ACCESSORY USES:</b>												
•	Residential Accessory Uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7	
		P19			P17								
					C17								
•	Home Occupation	P18	P18		P18	P18	P18	P18	P18	P18	P18	P18	
•	Home Industry	C			C	C	C						
	<b>TEMPORARY LODGING:</b>												
7014	Hotel/Motel (1)									P	P	P	
•	Bed and Breakfast Guesthouse	P9			P9	P9	P9	P9	P9	P10	P10		
7041	Organization Hotel/Lodging Houses										P		

~~B. Development conditions:~~

~~1. Except bed and breakfast guesthouses.~~

~~2. In the forest production district, the following conditions apply:~~

~~a. Site disturbance associated with development of any new residence shall be~~



501 ~~limited to three acres. Site disturbance shall mean all land alterations including, but not~~  
 502 ~~limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage~~  
 503 ~~disposal systems and driveways. Additional site disturbance for agriculture, including~~  
 504 ~~raising livestock, up to the smaller of thirty five percent of the lot or seven acres, may be~~  
 505 ~~approved only if a farm management plan is prepared in accordance with K.C.C. chapter~~  
 506 ~~21A.30. Animal densities shall be based on the area devoted to animal care and not the~~  
 507 ~~total area of the lot;~~

508 ~~—— b. A forest management plan shall be required for any new residence in the~~  
 509 ~~forest production district, that shall be reviewed and approved by the King County~~  
 510 ~~department of natural resources and parks before building permit issuance; and~~

511 ~~—— c. The forest management plan shall incorporate a fire protection element that~~  
 512 ~~includes fire safety best management practices developed by the department.~~

513 ~~—— 3. Only as part of a mixed use development subject to the conditions of K.C.C.~~  
 514 ~~chapter 21A.14, except that in the NB zone on properties with a land use designation of~~  
 515 ~~commercial outside of center (CO) in the urban areas, stand-alone townhouse~~  
 516 ~~developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and~~  
 517 ~~21A.14.180.~~

518 ~~—— 4. Only in a building listed on the National Register as an historic site or~~  
 519 ~~designated as a King County landmark subject to K.C.C. chapter 21A.32.~~

520 ~~—— 5.a. In the R-1 zone, apartment units are permitted, if:~~

521 ~~—— (1) At least fifty percent of the site is constrained by unbuildable critical~~  
 522 ~~areas. For purposes of this subsection, unbuildable critical areas includes wetlands,~~  
 523 ~~aquatic areas and slopes forty percent or steeper and associated buffers; and~~



~~(2) The density does not exceed a density of eighteen units per acre of net buildable area.~~

~~b. In the R-4 through R-8 zones, apartment units are permitted if the density does not exceed a density of eighteen units per acre of net buildable area.~~

~~c. If the proposal will exceed base density for the zone in which it is proposed, a conditional use permit is required.~~

~~6. Only as accessory to a school, college, university or church.~~

~~7.a. Accessory dwelling units:~~

~~(1) Only one accessory dwelling per primary single detached dwelling unit;~~

~~(2) Only in the same building as the primary dwelling unit on:~~

~~(a) an urban lot that is less than five thousand square feet in area;~~

~~(b) except as otherwise provided in subsection B.7.a.(5) of this section, a rural lot that is less than the minimum lot size; or~~

~~c. a lot containing more than one primary dwelling;~~

~~(3) The primary dwelling unit or the accessory dwelling unit shall be owner occupied;~~

~~(4)(a) Except as otherwise provided in subsection B.7.a.(5) of this section, one of the dwelling units shall not exceed one thousand square feet of heated floor area except when one of the dwelling units is wholly contained within a basement or attic; and~~

~~(b) When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may be located on each street;~~

~~(5) On a site zoned RA:~~



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~~————— (a) If one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, the smaller of the dwelling units is permitted a maximum floor area up to one thousand five hundred square feet; and~~

~~————— (b) If one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on an RA-5 zoned lot that is at least two and one-half acres and less than three and three-quarters acres;~~

~~————— (6) One additional off-street parking space shall be provided;~~

~~————— (7) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner-occupied; and~~

~~————— (8) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules. If an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot nor the new lot may have an additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required in the zone; and~~

~~————— (9) Accessory dwelling units and accessory living quarters are not allowed in the F-zone.~~

~~————— b. One single or twin engine, noncommercial aircraft shall be permitted only~~



on lots that abut, or have a legal access that is not a county right of way, to a waterbody  
or landing field, but only if there are:

——— (1) no aircraft sales, service, repair, charter or rental; and

——— (2) no storage of aviation fuel except that contained in the tank or tanks of the  
aircraft.

——— c. Buildings for residential accessory uses in the RA and A zone shall not  
exceed five thousand square feet of gross floor area, except for buildings related to  
agriculture or forestry.

——— 8. Mobile home parks shall not be permitted in the R-1 zones.

——— 9. Only as accessory to the permanent residence of the operator, and:

——— a. Serving meals shall be limited to paying guests; and

——— b. The number of persons accommodated per night shall not exceed five,  
except that a structure that satisfies the standards of the International Building Code as  
adopted by King County for R-1 occupancies may accommodate up to ten persons per  
night.

——— 10. Only if part of a mixed use development, and subject to the conditions of  
subsection B.9. of this section.

——— 11. Townhouses are permitted, but shall be subject to a conditional use permit if  
exceeding base density.

——— 12. Required before approving more than one dwelling on individual lots,  
except on lots in subdivisions, short subdivisions or binding site plans approved for  
multiple unit lots, and except as provided for accessory dwelling units in subsection B.7.  
of this section.



- ~~13. No new mobile home parks are allowed in a rural zone.~~
- ~~14.a. Limited to domestic violence shelter facilities.~~
- ~~b. Limited to domestic violence shelter facilities with no more than eighteen residents or staff.~~
- ~~15. Only in the R4 R8 zones limited to:~~
- ~~a. developments no larger than one acre;~~
- ~~b. not adjacent to another cottage housing development such that the total combined land area of the cottage housing developments exceeds one acre;~~
- ~~c. All units must be cottage housing units with no less than three units and no more than sixteen units, provided that if the site contains an existing home that is not being demolished, the existing house is not required to comply with the height limitation in K.C.C. 21A.12.020.B.25, or the floor area and footprint limits in K.C.C. 21A.14.025.B; and~~
- ~~d. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.~~
- ~~16. The development for a detached single family residence shall be consistent with the following:~~
- ~~a. The lot must have legally existed before March 1, 2005;~~
- ~~b. The lot has a Comprehensive Plan land use designation of Rural Neighborhood Commercial Center or Rural Area; and~~
- ~~c. The standards of this title for the RA-5 zone shall apply.~~
- ~~17. ((Repealed.)) a. The aggregated floor area of structures and areas for winery, brewery, distillery facility uses shall not exceed one thousand five hundred~~



square feet;

b. Structures and parking areas for winery, brewery, distillery facility uses shall be set back a minimum distance of seventy five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62. As part of the review of a conditional use permit, the setback may be reduced to twenty five feet if there is sufficient screening between the proposed use and adjacent rural area and residential zones;

c. No more than one nonresident employee shall be permitted to work on site;

d. Parking shall be provided as follows:

(1) in addition to the required parking for the dwelling, one on site parking stall shall be provided if a nonresident is employed to work on site;

(2) a minimum of one on site parking stall shall be provided for customers, and additional parking shall be calculated at the rate of one stall per one thousand square feet of floor or non agricultural outdoor area dedicated to the winery, brewery, distillery facility uses; and

(3) parking shall be limited to one hundred fifty percent of minimum required for wineries, breweries or distilleries specified in K.C.C. 21A.18.030, except for winery, brewery, distillery facility I business locations licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019, without objection from King County during the license application processes, and that signed a settlement agreement with King County before January 1, 2019, parking spaces exceeding the limits of this section shall be considered nonconforming and may continue, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075. Such parking spaces remain subject to all other



applicable state and local regulations;

e. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this ordinance);

f. At least two stages of production of wine, beer, cider or distilled spirits, such as crushing, fermenting, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on site;

g. Tasting of products shall be limited as follows:

(1) within the area bounded by the urban growth area boundaries of Woodinville and Kirkland on the west, NE 124th Street on the South, Avondale Road NE on the east and Woodinville Duvall Road NE on the north, product tasting shall not be allowed; and

(2) in all other areas of the county, for products produced on site, tasting of products may be provided in accordance with state law. The area devoted to tasting shall be included in the aggregated floor area limitation in subsection B.17.b. of this section.

Tastings shall be limited to appointment only; and appointments may only occur Mondays, Tuesdays, Wednesdays and Thursdays, between 11:00 a.m. through 7:00 p.m. and Fridays, Saturdays and Sundays, between 11:00 a.m. through 9:00 p.m. All tastings shall be indoors;

h. Incidental retail sales of products produced on site and merchandise related to the products produced on site is allowed; and

i. Events may be allowed in accordance with K.C.C. chapter 21A.32.

18. Allowed if consistent with K.C.C. chapter 21A.30.



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~~19.a.(1) The permitting division shall accept applications for a winery, brewery, distillery facility I interim use permit only within five years of the effective date of this ordinance;~~

~~(2) A winery, brewery, distillery facility I interim use permit shall be reviewed as a Type II land use decision in accordance with K.C.C. 20.20.020. All application, notice, review and appeal processes in K.C.C. chapter 20.20 shall apply to the review of the winery, brewery, distillery facility I interim use permit. If not exempt under K.C.C. 20.44.040, State Environmental Policy Act review shall be required;~~

~~(3) The applicant shall be required to pay a review fee equivalent to the fee applicable to a temporary use permit upon application;~~

~~(4) The permitting division shall apply the review criteria for temporary use permits in K.C.C. 21A.44.020 to winery, brewery, distillery facility I interim use permit applications;~~

~~(5) If approved, a winery, brewery, distillery facility I interim use permit shall be effective for one year from the date of issuance and may be renewed up to four times annually, subject to the provisions for a temporary use permit provided in K.C.C. 21A.32.120.D.;~~

~~(6) No more than one winery, brewery, distillery facility I interim use permit may be issued for any one site, and after the interim use approval has expired, no additional winery, brewery, distillery facility I interim use may be permitted on that site; and~~

~~(7) A winery, brewery, distillery facility I interim use permit shall, no later than the expiration of the original approval or any extension granted by the permitting~~



division, whichever is later, either:

          (a) convert to a winery, brewery, distillery facility II or III and comply with  
the requirements in K.C.C. 21A.08.080; or

          (b) cease operations and vacate a site;

          b. Only allowed on sites where the primary use is SIC Industry Group No. 01-  
Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals;

          c. The aggregated floor area of structures and areas for winery, brewery,  
distillery facility uses shall not exceed one thousand five hundred square feet. Decks that  
are not occupied and not open to the public are excluded from the calculation for  
maximum aggregated floor area;

          d. Structures and parking areas for winery, brewery, distillery facility uses  
shall be set back a minimum distance of seventy five feet from interior property lines  
adjoining rural area and residential zones, unless located in a building designated as  
historic resource under K.C.C. chapter 20.62;

          e. No more than one nonresident employee shall be permitted to work on site;

          f. On a site with direct access to an arterial;

          g. Parking shall be provided as follows:

          (1) in addition to the required parking for the dwelling, one on-site parking  
stall shall be provided if a nonresident is employed to work on site;

          (2) a minimum of one on-site parking stall shall be provided for customers,  
and additional parking shall be calculated at the rate of one stall per one thousand square  
feet of floor or non-agricultural outdoor area dedicated to the winery, brewery, distillery  
facility uses; and



~~(3) parking shall be limited to one hundred fifty percent of minimum required for wineries, breweries or distilleries specified in K.C.C. 21A.18.030, except for winery, brewery, distillery facility I business locations licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019, without objection from King County during the license application processes, and that signed a settlement agreement with King County before January 1, 2019, parking spaces exceeding the limits of this section shall be considered nonconforming and may continue, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075. Such parking spaces remain subject to all other applicable state and local regulations;~~

~~h. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.xx (the new chapter created in section 2 of this ordinance);~~

~~i. At least two stages of production of wine, beer, cider or distilled spirits, such as crushing, fermenting, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on site;~~

~~j. Structures and areas for non agricultural winery, brewery, distillery facility uses shall be located on portions of agricultural lands that are unsuitable for agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils;~~

~~k. Product tasting shall not be allowed;~~

~~l. Incidental retail sales of products produced on site and merchandise related to the products produced on site is allowed;~~



~~m. Special events shall not be allowed; and~~

~~n. Sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of the initial application under K.C.C. chapter 6.xx (the new chapter created in section 2 of this ordinance), the applicant shall submit a projection of the source of products to be produced.~~

SECTION 197. Ordinance 10870, Section 334, as amended, and K.C.C.

21A.08.070 are ~~each~~ hereby amended to read as follows:

A. Retail land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)
*	Building Materials and Hardware Stores		P23						P2	P	P		
*	Retail Nursery, Garden Center and Farm Supply Stores	P1 C1			P1 C1				P	P	P		
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P		
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores						C15a	P15	P	P	P	C	P6



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*	Agricultural Product Sales (28)							P25	P25	P25	P25	P25	P25
*	Farmers Market	P24	P24		P24	P24	P24	P24	P24	P24	P24	P24	P24
*	Motor Vehicle and Boat Dealers									P8			P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places				P21 C19		P20 C16	P20 P16	P10	P	P	P	P
*	<u>Remote Tasting Room</u> <u>(13)</u>				<u>P13</u>					P7	P7		
*	Drug Stores						C15	P15	P	P	P	C	
*	Marijuana retailer									P26 C27	P26 C27		
592	Liquor Stores	((P43))			((P43))	((P43))			((P43))	P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		

Commented [AE23]: Demonstration Project A narrowed to RA zone



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*	Sporting Goods and Related Stores			P22	P22	P22	P22	P22	P22	P	P	P22	P22
*	Book, Stationery, Video and Art Supply Stores						C15a	P15	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									C11	P		P
*	Florist Shops						C15a	P15	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										P12		P
*	Livestock Sales (28)												P

B. Development conditions.

1.a. As a permitted use, covered sales areas shall not exceed a total area of two



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thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three thousand five hundred square feet may be allowed. Greenhouses used for the display of merchandise other than plants shall be considered part of the covered sales area. Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not considered part of the covered sales area;

b. The site area shall be at least four and one-half acres;

c. Sales may include locally made arts and crafts; and

d. Outside lighting is permitted if no off-site glare is allowed.

2. Only hardware stores.

3.a. Limited to products grown on site.

b. Covered sales areas shall not exceed a total area of five hundred square feet.

4. No permanent structures or signs.

5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a maximum of two thousand square feet of gross floor area.

6. Limited to a maximum of five thousand square feet of gross floor area.

7. ~~((Repealed))~~ Off-street parking is limited to a maximum of one space per fifty square feet of tasting and retail areas.

8. Excluding retail sale of trucks exceeding one-ton capacity.

9. Only the sale of new or reconditioned automobile supplies is permitted.

10. Excluding SIC Industry No. 5813-Drinking Places.

11. No outside storage of fuel trucks and equipment.

12. Excluding vehicle and livestock auctions.



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13. ~~((Only as accessory to a winery or SIC Industry No. 2082 Malt Beverages, and limited to sales of products produced on site and incidental items where the majority of sales are generated from products produced on site))~~ Permitted as part of the demonstration project authorized by section 29-28 of this ordinance.

14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to a maximum of five thousand square feet of gross floor area, and subject to K.C.C. 21A.12.230; and

b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

15.a. Not permitted in R-1 and limited to a maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230; and

b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

16.a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and limited to a maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

17. Repealed.

18. Repealed.

19. Only as:

a. an accessory use to a permitted manufacturing or retail land use, limited to espresso stands to include sales of beverages and incidental food items, and not to include



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- 787 drive-through sales; or
- 788           b. an accessory use to a recreation or multiuse park, limited to a total floor area
- 789 of three thousand five hundred square feet.
- 790           20. Only as:
- 791           a. an accessory use to a recreation or multiuse park; or
- 792           b. an accessory use to a park and limited to a total floor area of one thousand
- 793 five hundred square feet.
- 794           21. Accessory to a park, limited to a total floor area of seven hundred fifty
- 795 square feet.
- 796           22. Only as an accessory use to:
- 797           a. a large active recreation and multiuse park in the urban growth area; or
- 798           b. a park, or a recreation or multiuse park in the RA zones, and limited to a
- 799 total floor area of seven hundred and fifty square feet.
- 800           23. Only as accessory to SIC Industry Group No. 242-Sawmills and SIC
- 801 Industry No. 2431-Millwork and;
- 802           a. limited to lumber milled on site; and
- 803           b. the covered sales area is limited to two thousand square feet. The covered
- 804 sales area does not include covered areas used to display only milled lumber.
- 805           24. Requires at least five farmers selling their own products at each market and
- 806 the annual value of sales by farmers should exceed the annual sales value of nonfarmer
- 807 vendors.
- 808           25. Limited to sites located within the urban growth area and:
- 809           a. The sales area shall be limited to three hundred square feet and must be



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810 removed each evening;

811 b. There must be legal parking that is easily available for customers; and

812 c. The site must be in an area that is easily accessible to the public, will

813 accommodate multiple shoppers at one time and does not infringe on neighboring

814 properties.

815 26.a. Per lot, limited to a maximum aggregated total of two thousand square feet

816 of gross floor area devoted to, and in support of, the retail sale of marijuana.

817 b. Notwithstanding subsection B.26.a. of this section, the maximum

818 aggregated total gross floor area devoted to, and in support of, the retail sale of marijuana

819 may be increased to up to three thousand square feet if the retail outlet devotes at least

820 five hundred square feet to the sale, and the support of the sale, of medical marijuana, and

821 the operator maintains a current medical marijuana endorsement issued by the

822 Washington state Liquor and Cannabis Board.

823 c. Any lot line of a lot having any area devoted to retail marijuana activity

824 must be one thousand feet or more from any lot line of any other lot having any area

825 devoted to retail marijuana activity; and a lot line of a lot having any area devoted to new

826 retail marijuana activity may not be within one thousand feet of any lot line of any lot

827 having any area devoted to existing retail marijuana activity.

828 d. Whether a new retail marijuana activity complies with this locational

829 requirement shall be determined based on the date a conditional use permit application

830 submitted to the department of local services, permitting division, became or was deemed

831 complete, and:

832 (1) if a complete conditional use permit application for the proposed retail



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833 marijuana use was not submitted, or if more than one conditional use permit application  
834 became or was deemed complete on the same date, then the director shall determine  
835 compliance based on the date the Washington state Liquor and Cannabis Board issues a  
836 Notice of Marijuana Application to King County;

837           (2) if the Washington state Liquor and Cannabis Board issues more than one  
838 Notice of Marijuana Application on the same date, then the director shall determine  
839 compliance based on the date either any complete building permit or change of use  
840 permit application, or both, were submitted to the department declaring retail marijuana  
841 activity as an intended use;

842           (3) if more than one building permit or change of use permit application was  
843 submitted on the same date, or if no building permit or change of use permit application  
844 was submitted, then the director shall determine compliance based on the date a complete  
845 business license application was submitted; and

846           (4) if a business license application was not submitted or more than one  
847 business license application was submitted, then the director shall determine compliance  
848 based on the totality of the circumstances, including, but not limited to, the date that a  
849 retail marijuana license application was submitted to the Washington state Liquor and  
850 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease  
851 or purchased the lot at issue for the purpose of retail marijuana use and any other facts  
852 illustrating the timing of substantial investment in establishing a licensed retail marijuana  
853 use at the proposed location.

854           e. Retail marijuana businesses licensed by the Washington state Liquor and  
855 Cannabis Board and operating within one thousand feet of each other as of August 14,



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2016, and retail marijuana businesses that do not require a permit issued by King County, that received a Washington state Liquor and Cannabis Board license to operate in a location within one thousand feet of another licensed retail marijuana business prior to August 14, 2016, and that King County did not object to within the Washington state Liquor and Cannabis Board marijuana license application process, shall be considered nonconforming and may remain in their current location, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except:

(1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months; and

(2) the gross floor area of a nonconforming retail outlet may be increased up to the limitations in subsection B.26.a. and B.26.b. of this section.

27. Per lot, limited to a maximum aggregated total of five thousand square feet gross floor area devoted to, and in support of, the retail sale of marijuana, and;

a. Any lot line of a lot having any area devoted to retail marijuana activity must be one thousand feet or more from any lot line of any other lot having any area devoted to retail marijuana activity; and any lot line of a lot having any area devoted to new retail marijuana activity may not be within one thousand feet of any lot line of any lot having any area devoted to existing retail marijuana activity; and

b. Whether a new retail marijuana activity complies with this locational requirement shall be determined based on the date a conditional use permit application submitted to the department of local services, permitting division, became or was deemed complete, and:

(1) if a complete conditional use permit application for the proposed retail



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879 marijuana use was not submitted, or if more than one conditional use permit application  
880 became or was deemed complete on the same date, then the director shall determine  
881 compliance based on the date the Washington state Liquor and Cannabis Board issues a  
882 Notice of Marijuana Application to King County;

883 (2) if the Washington state Liquor and Cannabis Board issues more than one  
884 Notice of Marijuana Application on the same date, then the director shall determine  
885 compliance based on the date either any complete building permit or change of use  
886 permit application, or both, were submitted to the department declaring retail marijuana  
887 activity as an intended use;

888 (3) if more than one building permit or change of use permit application was  
889 submitted on the same date, or if no building permit or change of use permit application  
890 was submitted, then the director shall determine compliance based on the date a complete  
891 business license application was submitted; and

892 (4) if a business license application was not submitted or more than one  
893 business license application was submitted, then the director shall determine compliance  
894 based on the totality of the circumstances, including, but not limited to, the date that a  
895 retail marijuana license application was submitted to the Washington state Liquor and  
896 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease  
897 or purchased the lot at issue for the purpose of retail marijuana use, and any other facts  
898 illustrating the timing of substantial investment in establishing a licensed retail marijuana  
899 use at the proposed location; and

900 c. Retail marijuana businesses licensed by the Washington state Liquor and  
901 Cannabis Board and operating within one thousand feet of each other as of August 14,



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2016, and retail marijuana businesses that do not require a permit issued by King County, that received a Washington state Liquor and Cannabis Board license to operate in a location within one thousand feet of another licensed retail marijuana business prior to August 14, 2016, and that King County did not object to within the Washington state Liquor and Cannabis Board marijuana license application process, shall be considered nonconforming and may remain in their current location, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except:

(1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months; and

(2) the gross floor area of a nonconforming retail outlet may be increased up to the limitations in subsection B.27. of this section, subject to K.C.C. 21A.42.190.

28. If the agricultural product sales or livestock sales is associated with agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.

SECTION 1829. Ordinance 10870, Section 335, as amended, and K.C.C. 21A.08.080 are ~~each~~ hereby amended to read as follows:

A. Manufacturing land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1 -8	R12 -48	NB	CB	RB	O	I (11)
20	Food and Kindred Products (28)								P2	P2	P2 C		P2 C
*	<a href="#">Winery/Brewery/ Distillery Facility 1</a>				<a href="#">P32</a>								
*((/208	<a href="#">Winery/Brewery/</a>	P3			P3	((P3)			P17	P17	P29		P31

Commented [AE24]: Move WBD I in RA zone to Manufacturing Land Use table



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2 (2085))	Distillery Facility II	((C12)			<del>C3</del>	)			<del>C17</del>	<del>C17</del>	<del>C29</del>		<del>C31</del>
*	Winery/Brewery/ Distillery Facility III	C12			C12				C29	C29	C29		C31
*	Materials Processing Facility		P1 3 C	P14 C1 5	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4 P18	P4 P1 8 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P1 9		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P7C	P
*	Marijuana Processor I	P20			P27					P21 C22	P21 C22		
*	Marijuana Processor II									P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products									P6	P9		P

Commented [AE25]: CUP option to reduce setback from RA and R zones from 75' to 25' removed



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33	Primary Metal Industries												C
34	Fabricated Metal Products												P
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10C
7534	Tire Retreading										C		P
781-82	Movie Production/Distribution										P		P

## B. Development conditions.

1. Repealed.

2. Except slaughterhouses.

3.a. ~~((Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~

~~Industry No. 2085 Distilled and Blended Liquors;~~



923            ~~b.))~~ In the A zone, only allowed on sites where the primary use is SIC Industry  
 924 Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small  
 925 Animals;

926            ~~((e. In the RA and UR zones, e))~~ b. Only allowed on lots of at least ((four))  
 927 two and one-half acres;

928            ~~((d.))~~ c. The aggregated floor area ((devoted to all processing)) of structures  
 929 and areas for winery, brewery, distillery facility uses shall not exceed three thousand five  
 930 hundred square feet, unless located in ((a building)) whole or in part in a structure  
 931 designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated  
 932 floor area of structures and areas devoted to winery, brewery, distillery facility uses shall  
 933 not exceed five thousand square feet. Decks that are not occupied and not open to the  
 934 public are excluded from the calculation for maximum aggregated floor area;

935            ~~((e.))~~ d. Structures and parking areas ((used)) for ((processing)) winery,  
 936 brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet  
 937 from interior property lines adjoining rural area and residential zones, unless located in a  
 938 building designated as historic resource under K.C.C. chapter 20.62 As part of the  
 939 review of a conditional use permit, the setback may be reduced to twenty five feet if there  
 940 is sufficient screening between the proposed use and adjacent rural area and residential  
 941 zones;

Commented [AE26]: Eliminates option to reduce setbacks for WBD II in A and RA zone.

942            ~~((f.))~~ e. In the A zone, ((S))sixty percent or more of the products processed  
 943 must be grown ~~((in the Puget Sound counties))~~ on-site. At the time of the initial  
 944 application under K.C.C. chapter 6.xx (the new chapter created in section 32 of this  
 945 ordinance), the applicant shall submit a projection of the source of products to be



946 produced; ~~((and~~

947 ~~g.))~~ f. At least two stages of production of wine, beer, cider or distilled spirits,  
 948 such as crushing, fermenting, **distilling**, barrel or tank aging, or finishing, as authorized  
 949 by the Washington state Liquor and Cannabis Board production license, shall occur on-  
 950 site. **At least one of the stages of production occurring on-site shall include crushing,**  
 951 **fermenting or distilling;**

**Commented [AE27]:** Requires one stage of production to include crushing, fermenting or distilling.

952 g. In the A zone, structures and areas for non-agricultural winery, brewery,  
 953 distillery facility uses shall be located on portions of agricultural lands that are unsuitable  
 954 for agricultural purposes, such as areas within the already developed portion of such  
 955 agricultural lands that are not available for direct agricultural production, or areas without  
 956 prime agricultural soils. **No more than one acre of agricultural land may be converted to**  
 957 **a nonagricultural accessory use;**

**Commented [AE28]:** Limits conversion of land to maximum 1 acre for nonagricultural accessory use.

958 h. Tasting **and retail sales** of products produced on-site **may occur only as**  
 959 **accessory to the primary winery, brewery, distillery production use and** may be provided  
 960 in accordance with state law. The area devoted to **on-site** tasting **or retail sales** shall be  
 961 **limited to no more than fifteen percent** of the aggregated floor area and shall be included  
 962 in the **aggregated** floor area limitation in subsection B.3.c. of this section. **Incidental**  
 963 **retail sales of merchandise** related to the products produced on-site is allowed subject to  
 964 **the restrictions described in this subsection B.3.** Hours of operation for on-site tasting of

**Commented [AE29]:** Limits retail and tasting use as an accessory to production, allowed to be no more than 15% of the floor area

965 products shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays,  
 966 tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays,  
 967 Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00  
 968 p.m.;

**Commented [AE30]:** Moved from i. below



i. ~~Incidental retail sales of products produced on site and merchandise related to the products produced on site is allowed;~~

ii. ~~Access to the site shall be directly to and from an On a site with direct access to an arterial roadway;~~

**Commented [AE31]:** Requires access onto an arterial roadway

kj. ~~Off-street parking is limited to a maximum of one space per 50 square feet of tasting and retail area one hundred fifty percent of the minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030, except for winery, brewery, distillery facility II business locations licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019, without objection from King County during the license application processes, and that signed a settlement agreement with King County before January 1, 2019, parking spaces exceeding the limits of this section shall be considered nonconforming and may continue, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075. Such parking spaces remain subject to all other applicable state and local regulations;~~

**Commented [AE32]:** Modifies the maximum parking to 150% of the minimum

lk. ~~The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.xx (the new chapter created in section 23 of this ordinance);-and~~

**Commented [AE33]:** Eliminate nonconforming status for existing parking spaces.

ml. ~~Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32; and~~

m. ~~The impervious surface associated with the winery, brewery, distillery facility use shall not exceed twenty-five percent of the site, or the maximum impervious surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.~~

**Commented [AE34]:** Limits impervious surface to 25% or the percentage allowed for the zone, whichever is less.

RA-2.5: 25%  
RA-5: 20%  
RA-10: 15%  
A-10: 15%  
A-35: 10%



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4. Limited to rough milling and planing of products grown on-site with portable equipment.

5. Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the minimum site area is four and one-half acres.

6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and No. 2431-Millwork, (excluding planing mills).

7. Limited to photocopying and printing services offered to the general public.

8. Only within enclosed buildings, and as an accessory use to retail sales.

9. Only within enclosed buildings.

10. Limited to boat building of craft not exceeding forty-eight feet in length.

11. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C. 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for rural industrial uses as set forth in K.C.C. chapter 21A.12.

12.a. ~~((Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC Industry No. 2085 Distilled and Blended Liquors))~~ In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals;

b.~~((t))~~ ~~Except as provided in subsection B.12.b.(2) of this section, t))~~ The aggregated floor area of structures and areas for ~~((wineries, breweries and distilleries and any accessory))~~ winery, brewery, distillery facility uses shall not exceed a total of eight thousand square feet ~~((t))~~ except that ((T)) the floor area may be increased by up to an

Commented [AE35]: Adds requirement for WBDs to be accessory to a primary agricultural use.



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1015 additional eight thousand square feet of underground storage that is constructed  
1016 completely below natural grade, not including required exits and access points, if the  
1017 underground storage is at least one foot below the surface and is not visible above  
1018 ground)). Decks that are not occupied and not open to the public are excluded from the

Commented [AE36]: Eliminate underground storage allowance

1019 calculation for maximum aggregated floor area; ((and

1020 (2) On Vashon Maury Island, the total floor area of structures for wineries,  
1021 breweries and distilleries and any accessory uses may not exceed six thousand square  
1022 feet, including underground storage;))

1023 ((c. )) b. Only allowed on lots of at least four and one-half acres. If the  
1024 aggregated floor area of structures for winery, brewery, distillery uses exceeds six  
1025 thousand square feet, including underground storage, the minimum site area shall be ten  
1026 acres;

1027 ed. Wineries, breweries and distilleries shall comply with Washington state  
1028 Department of Ecology and King County board of health regulations for water usage and  
1029 wastewater disposal((. Wineries, breweries and distilleries using water from exempt  
1030 wells shall install a water meter;

1031 d. Off street parking is limited to one hundred and fifty percent of the  
1032 minimum requirement for wineries, breweries or distilleries specified in K.C.C.  
1033 21A.18.030;)), and must connect to an existing Group A water system or an existing  
1034 Group B water system if a Group A water system is not available. The definitions and  
1035 limits of Group A water systems are described in K.C.C. 13.24.007, and provision of  
1036 water service is described in K.C.C. 13.24.138, 13.24.140 and 13.24.142; ((. Wineries,

Commented [AE37]: Requires WBD IIIIs in A and RA zone to connect to a Group A water system.

1037 breweries and distilleries using water from exempt wells shall install a water meter;

Commented [AE38]: Provides a cross-reference to the definitions of Group A systems and provision of water service



~~d. Off street parking is limited to one hundred and fifty percent of the minimum requirement for wineries, breweries or distilleries specified in K.C.C. 21A.18.030;)~~  
 e. ~~)) d.~~ Structures and parking areas ~~((used for processing))~~ for winery, brewery distillery facility uses shall ~~((be set back))~~ maintain a minimum distance of seventy-five feet from interior property lines ~~((adjacent to))~~ adjoining rural area and residential zones, unless ~~((the processing is))~~ located in a building designated as historic resource under K.C.C. chapter 20.62. As part of the review of the conditional use permit the setback may be reduced to twenty five feet if there is sufficient screening between the proposed use and adjacent rural area and residential zones;  
 f. ~~((The minimum site area is four and one half acres. If the total floor area of structures for wineries, breweries and distilleries and any accessory uses exceed six thousand square feet, including underground storage:~~  
     ~~(1) the minimum site area is ten acres; and~~  
     ~~(2) a minimum of two and one half acres of the site shall be used for the growing of agricultural products;~~  
 g. ~~The facility shall be limited to processing agricultural products and)) e.~~ In the A zone, sixty percent or more of the products processed must be grown ~~((in the Puget Sound counties))~~ on-site. At the time of the initial application under K.C.C. chapter 6.xx ~~(the new chapter created in section 23 of this ordinance)~~, the applicant shall submit a projection of the source of products to be processed; ~~((and))~~  
 g.f. At least two stages of production of wine, beer, cider or distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized

Commented [AE39]: Eliminates option to reduce setbacks for WBD III in A and RA zone.



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1061 by the Washington state Liquor and Cannabis Board production license, shall occur on-  
 1062 site. At least one of the stages of on-site production shall include crushing, fermenting or  
 1063 distilling.  
 1064 h.g. In the A zone, structures and areas for non-agricultural winery, brewery,  
 1065 distillery facility uses shall be located on portions of agricultural lands that are unsuitable  
 1066 for agricultural purposes, such as areas within the already developed portion of such  
 1067 agricultural lands that are not available for direct agricultural production, or areas without  
 1068 prime agricultural soils. No more than one acre of agricultural land may be converted to  
 1069 a nonagricultural accessory use.  
 1070 i. Tasting and retail sales of products produced on-site may occur only as  
 1071 accessory to the primary winery, brewery, distillery production use and may be provided  
 1072 in accordance with state law. The area devoted to on-site tasting or retail sales shall be  
 1073 limited to no more than fifteen percent of the aggregated floor area and shall be included  
 1074 in the aggregated floor area limitation in subsection B.12.ba. and cb. of this section.  
 1075 Incidental retail sales of merchandise related to the products produced on-site is allowed  
 1076 subject to the restrictions described in this subsection. Hours of operation for on-site  
 1077 tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays and  
 1078 Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and  
 1079 Fridays, Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m.  
 1080 through 9:00 p.m.;  
 1081 i. Incidental retail sales of products produced on-site and merchandise related  
 1082 to the products produced on-site is allowed.  
 1083 j. Access to the site shall be directly to and from an arterial roadway. On a site

**Commented [AE40]:** Requires one stage of production to include crushing, fermenting or distilling.

**Formatted:** No underline

**Commented [AE41]:** Limits conversion of land to maximum 1 acre for nonagricultural accessory use

**Commented [AE42]:** Limits retail and tasting use as an accessory to production, allowed to be no more than 15% of the floor area

**Commented [AE43]:** Moved from i. below

**Commented [AE44]:** Requires access onto an arterial roadway



~~with direct access to an arterial;~~

k. Off-street parking maximums shall be determined through the conditional use permit process, and should not be more than one hundred fifty percent of the minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030 the parking ratio for the tasting and retail areas should be limited to a maximum of one space per fifty square feet of tasting and retail areas;

**Commented [AE45]:** Modifies maximum parking for A and RA zones to 150% of the minimum

l. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.xx (the new chapter created in section 32 of this ordinance);-and

m. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32; and

n. [The impervious surface associated with the winery, brewery, distillery facility use shall not exceed twenty-five percent of the site, or the maximum impervious surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.;

**Commented [AE46]:** Limits impervious surface to 25% or the percentage allowed for the zone, whichever is less.

13. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease or an easement:

a. as accessory to a primary forestry use and at a scale appropriate to process the organic waste generated on the site; or

b. as a continuation of a sawmill or lumber manufacturing use only for that period to complete delivery of products or projects under contract at the end of the sawmill or lumber manufacturing activity.

RA-2.5: 25%  
RA-5: 20%  
RA-10: 15%  
  
A-10: 15%  
A-35: 10%



14. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease or an easement:

a. as accessory to a primary mineral use; or

b. as a continuation of a mineral processing use only for that period to complete delivery of products or projects under contract at the end of mineral extraction.

15. Continuation of a materials processing facility after reclamation in accordance with an approved reclamation plan.

16. Only a site that is ten acres or greater and that does not use local access streets that abut lots developed for residential use.

17.a. ~~((Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC Industry No. 2085 Distilled and Blended Liquors;~~

b.)) The aggregated floor area ~~((devoted to all processing))~~ of structures and areas for winery, brewery, distillery facility uses shall not exceed three thousand five hundred square feet, unless located in ~~((a building))~~ whole or in part in a structure designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated floor area of structures and areas devoted to winery, brewery, distillery facility uses shall not exceed five thousand square feet. Decks that are not occupied and not open to the public are excluded from the calculation for maximum aggregated floor area;

~~((e-))~~ b. Structures and parking areas ~~((used for processing))~~ for winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62. As part of the



review of a conditional use permit, the setback may be reduced to twenty five feet if there  
is sufficient screening between the proposed use and adjacent rural area and residential  
zones; ((and

**Commented [AE47]:** Eliminates option to reduce setbacks for WBD in NB and CB zone.

d.)) c. Tasting and retail sale of products produced ~~on-on-site~~, and merchandise  
related to the products produced on-site, may be provided in accordance with state law.

The area devoted to on-site tasting or retail sales shall be included in the aggregated floor  
 area limitation in subsection B.~~((18.b.))~~17.a. of this section;

d. Off-street parking for the tasting and retail areas shall be limited to a  
maximum of one space per fifty square feet of tasting and retail areas;

e. The business operator shall obtain an adult beverage business license in  
accordance with K.C.C. chapter 6.xx (the new chapter created in section 32 of this  
ordinance); and

f. Events may be allowed with an approved temporary use permit under K.C.C.  
chapter 21A.32.

18. Limited to:

a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-  
 Millwork, as follows:

(1) If using lumber or timber grown off-site, the minimum site area is four  
 and one-half acres;

(2) The facility shall be limited to an annual production of no more than one  
 hundred fifty thousand board feet;

(3) Structures housing equipment used in the operation shall be located at  
 least one-hundred feet from adjacent properties with residential or rural area zoning;



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1153 (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to  
1154 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

1155 (5) In the RA zone, the facility's driveway shall have adequate entering sight  
1156 distance required by the 2007 King County Road Design and Construction Standards. An  
1157 adequate turn around shall be provided on-site to prevent vehicles from backing out on to  
1158 the roadway that the driveway accesses; and

1159 (6) Outside lighting is limited to avoid off-site glare; and

1160 b. SIC Industry No. 2411-Logging.

1161 19. Limited to manufacture of custom made wood furniture or cabinets.

1162 20.a. Only allowed on lots of at least four and one-half acres;

1163 b. Only as an accessory use to a Washington state Liquor Control Board  
1164 licensed marijuana production facility on the same lot;

1165 c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

1166 d. Only with documentation that the operator has applied for a Puget Sound  
1167 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1168 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1169 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1170 are imported onto the site; and

1171 e. Accessory marijuana processing uses allowed under this section are subject  
1172 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

1173 21.a. Only in the CB and RB zones located outside the urban growth area;

1174 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

1175 c. Only with documentation that the operator has applied for a Puget Sound



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1176 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1177 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1178 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1179 are imported onto the site;

1180 d. Per lot, the aggregated total gross floor area devoted to the use of, and in  
1181 support of, processing marijuana together with any separately authorized production of  
1182 marijuana shall be limited to a maximum of two thousand square feet; and

1183 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and  
1184 every marijuana-related entity occupying space in addition to the two-thousand-square-  
1185 foot threshold area on that lot shall obtain a conditional use permit as set forth in  
1186 subsection B.22. of this section.

1187 22.a. Only in the CB and RB zones located outside the urban growth area;

1188 b. Per lot, the aggregated total gross floor area devoted to the use of, and in  
1189 support of, processing marijuana together with any separately authorized production of  
1190 marijuana shall be limited to a maximum of thirty thousand square feet;

1191 c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.; and

1192 d. Only with documentation that the operator has applied for a Puget Sound

1193 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1194 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1195 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1196 are imported onto the site.

1197 23.a. Only in the CB and RB zones located inside the urban growth area;

1198 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;



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1199 c. Only with documentation that the operator has applied for a Puget Sound  
1200 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1201 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1202 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1203 are imported onto the site;

1204 d. Per lot, the aggregated total gross floor area devoted to the use of, and in  
1205 support of, processing marijuana together with any separately authorized production of  
1206 marijuana shall be limited to a maximum of two thousand square feet; and

1207 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and  
1208 every marijuana-related entity occupying space in addition to the two-thousand-square-  
1209 foot threshold area on that lot shall obtain a conditional use permit as set forth in  
1210 subsection B.24. of this section.

1211 24.a. Only in the CB and RB zones located inside the urban growth area;

1212 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

1213 c. Only with documentation that the operator has applied for a Puget Sound  
1214 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1215 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1216 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1217 are imported onto the site; and

1218 d. Per lot, the aggregated total gross floor area devoted to the use of, and in  
1219 support of, processing marijuana together with any separately authorized production of  
1220 marijuana shall be limited to a maximum of thirty thousand square feet.

1221 25.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;



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1222           b. Only with documentation that the operator has applied for a Puget Sound  
1223 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1224 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1225 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1226 are imported onto the site; and

1227           c. Per lot, limited to a maximum aggregate total of two thousand square feet of  
1228 gross floor area devoted to, and in support of, the processing of marijuana together with  
1229 any separately authorized production of marijuana.

1230           26.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

1231           b. Only with documentation that the operator has applied for a Puget Sound  
1232 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1233 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1234 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1235 are imported onto the site; and

1236           c. Per lot, limited to a maximum aggregate total of thirty thousand square feet  
1237 of gross floor area devoted to, and in support of, the processing of marijuana together  
1238 with any separately authorized production of marijuana.

1239           27.a. Marijuana processors in all RA zoned areas except for Vashon-Maury  
1240 Island, that do not require a conditional use permit issued by King County, that receive a  
1241 Washington state Liquor and Cannabis Board license business prior to October 1, 2016,  
1242 and that King County did not object to within the Washington state Liquor and Cannabis  
1243 Board marijuana license application process, shall be considered nonconforming as to  
1244 subsection B.27.e. of this section, subject to the provisions of K.C.C. 21A.32.020 through



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1245 21A.32.075 for nonconforming uses;

1246 b. Only with a lighting plan that complies with K.C.C. 21A.12.220.G.;

1247 c. Only with documentation that the operator has applied for a Puget Sound

1248 Clean Air Agency Notice of Construction Permit. All department permits issued to either

1249 marijuana producers or marijuana processors, or both, shall require that a Puget Sound

1250 Clean Air Agency Notice of Construction Permit be approved before marijuana products

1251 are imported onto the site;

1252 d. Only allowed on lots of at least four and on-half acres on Vashon-Maury

1253 Island;

1254 e. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres,

1255 except on Vashon-Maury Island;

1256 f. Only as an accessory use to a Washington state Liquor Cannabis Board

1257 licensed marijuana production facility on the same lot; and

1258 g. Accessory marijuana processing uses allowed under this section are subject

1259 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

1260 28. If the food and kindred products manufacturing or processing is associated

1261 with agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.

1262 29.a. Tasting and retail sales of products produced ~~on~~-on-site, and merchandise

1263 related to the products produced on-site, may be provided in accordance with state law;

1264 b. Structures and parking areas for winery, brewery, distillery facility uses

1265 shall maintain a minimum distance of seventy-five feet from interior property lines

1266 adjoining rural area and residential zones, unless located in a building designated as

1267 historic resource under K.C.C. chapter 20.62. ~~As part of the review of a conditional use~~



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1268 permit, the setback may be reduced to twenty five feet if there is sufficient screening  
1269 between the proposed use and adjacent rural area and residential zones;

Commented [AE48]: Eliminates option to reduce setbacks for WBD in RB zone.

1270 c. For winery, brewery, distillery facility uses that do not require a conditional  
1271 use permit, off-street parking for the tasting and retail areas shall be limited to a  
1272 maximum of one space per fifty square feet of tasting and retail areas. For winery,  
1273 brewery, distillery facility uses that do require a conditional use permit, off-street parking  
1274 maximums shall be determined through the conditional use permit process, and ~~the off-~~  
1275 street parking parking ratio for the tasting and retail areas should be limited to a  
1276 maximum of one space per fifty square feet of tasting and retail areas;

1277 d. The business operator shall obtain an adult beverage business license in  
1278 accordance with K.C.C. chapter 6.xx (the new chapter created in section 2-3 of this  
1279 ordinance); and

1280 e. Events may be allowed with an approved temporary use permit under  
1281 K.C.C. chapter 21A.32.

1282 30.a. Only allowed on lots of at least two and one-half acres;

1283 b. The aggregated floor area of structures and areas for winery, brewery,  
1284 distillery facility uses shall not exceed three thousand five hundred square feet, unless  
1285 located in whole or in part in a structure designated as historic resource under K.C.C.  
1286 chapter 20.62, in which case the aggregated floor area of structures and areas devoted to  
1287 winery, brewery, distillery facility uses shall not exceed five thousand square feet. Decks  
1288 that are not occupied and not open to the public are excluded from the calculation for  
1289 maximum aggregated floor area;

1290 c. Structures and parking areas for winery, brewery, distillery facility uses



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1291 shall maintain a minimum distance of seventy-five feet from interior property lines  
 1292 adjoining rural area and residential zones, unless located in a building designated as  
 1293 historic resource under K.C.C. chapter 20.62. ~~As part of the review of the conditional use~~  
 1294 ~~permit, the setback may be reduced to twenty five feet if there is sufficient screening~~  
 1295 ~~between the proposed use and adjacent rural area and residential zones;~~  
 1296 d. Tasting and retail sales of products produced on-site may only occur as  
 1297 accessory to the primary winery, brewery, distillery production use and may be provided  
 1298 in accordance with state law. The area devoted to on-site tasting or retail sales shall be  
 1299 limited to no more than fifteen percent of the aggregated floor area and shall be included  
 1300 in the aggregated floor area limitation in subsection B.30.b. of this section. Incidental  
 1301 retail sales of merchandise related to the products produced on-site is allowed subject to  
 1302 the restrictions described in this subsection. Hours of operation for on-site tasting of  
 1303 products shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays,  
 1304 tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays,  
 1305 Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00  
 1306 p.m.;  
 1307 ~~e. Incidental retail sales of products produced on-site and merchandise related~~  
 1308 ~~to the products produced on-site is allowed;~~  
 1309 ~~f. Access to the site shall be directly to and from a public roadway.~~ On a site  
 1310 with direct access to a public roadway;  
 1311 ~~g-f. Off-street parking for tasting and retail areas is limited to a maximum of~~  
 1312 ~~one hundred fifty percent of the minimum required for winery, brewery, distillery~~  
 1313 ~~facilities in K.C.C. 21A.18.030 one space per fifty square feet of tasting and retail areas;~~

**Commented [AE49]:** Eliminates option to reduce setbacks for WBD II in RA zone.

**Commented [AE50]:** Limits retail and tasting use as an accessory to production, allowed to be no more than 15% of the floor area

**Commented [AE51]:** Moved from e. below

**Commented [AE52]:** Requires access to a public roadway

**Commented [AE53]:** Modify the maximum parking in the A and RA zones to 150% of the minimum



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~~except for winery, brewery, distillery facility or business locations licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019, without objection from King County during the license application processes, and that signed a settlement agreement with King County before January 1, 2019, parking spaces exceeding the limits of this section shall be considered nonconforming and may continue, subject to K.C.C. 21A.32.020 through 21A.32.075. Such parking spaces remain subject to all other applicable state and local regulations;~~

**Commented [AE54]:** Eliminate nonconforming status for existing parking spaces.

hg. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.xx (the new chapter created in section 2-3 of this ordinance);

ih. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32; and

ji. At least two stages of production of wine, beer, cider or distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on-site. At least one of the stages of production occurring on-site shall include crushing, fermenting or distilling; and

**Commented [AE55]:** Requires one stage of production to include crushing, fermenting or distilling.

j. The impervious surface associated with the winery, brewery, distillery facility use shall not exceed twenty-five percent of the site, or the maximum impervious surface for the zone in accordance with K.C.C. 21A.12.030.A, or 21A.12.040.A, whichever is less.

**Commented [AE56]:** Limits impervious surface to 25% or the percentage allowed for the zone, whichever is less.

31.a. Limited to businesses with non-retail brewery and distillery production licenses from the Washington state Liquor and Cannabis board. Wineries and remote

RA-2.5: 25%  
RA-5: 20%  
RA-10: 15%  
  
A-10: 15%  
A-35: 10%



1337 tasting rooms for wineries shall not be allowed;

1338 b. Tasting and retail sale of products produced on-site, and merchandise  
 1339 related to the products produced on-site, may be provided in accordance with state law.

1340 The area devoted to on-site tasting or retail sales shall not exceed one thousand five  
 1341 hundred square feet;

1342 c. Structures and parking areas for winery, brewery and, distillery facility uses  
 1343 shall maintain a minimum distance of seventy-five feet from interior property lines  
 1344 adjoining rural area and residential zones, unless located in a building designated as  
 1345 historic resource under K.C.C. chapter 20.62. As part of the review of a conditional use  
 1346 permit, the setback may be reduced to twenty-five feet if there is sufficient screening  
 1347 between the proposed use and adjacent rural area and residential zones;

Commented [AE57]: Eliminates option to reduce setbacks for WBD in I zone.

1348 d. For winery, brewery and, distillery facility uses that do not require a  
 1349 conditional use permit, off-street parking for the tasting and retail areas shall be limited to  
 1350 a maximum of one space per fifty square feet of tasting and retail areas. For winery,  
 1351 brewery and, distillery facility uses that do require a conditional use permit, off-street  
 1352 parking maximums shall be determined through the conditional use permit process, and  
 1353 the parking ratio off-street parking -for the tasting and retail areas should be limited to a  
 1354 maximum of one space per fifty square feet of tasting and retail areas;

1355 e. The business operator shall obtain an adult beverage business license in  
 1356 accordance with K.C.C. chapter 6.xx (the new chapter created in section 2-3 of this  
 1357 ordinance); and

1358 f. Events may be allowed with an approved temporary use permit under K.C.C.  
 1359 chapter 21A.32.



1360 32.a. The aggregated floor area of structures and areas for winery, brewery,  
 1361 distillery facility uses shall not exceed one thousand five hundred square feet;

1362 b. Structures and parking areas for winery, brewery, distillery facility uses  
 1363 shall ~~be set back~~ maintain a minimum distance of seventy-five feet from interior property  
 1364 lines adjoining rural area and residential zones, unless located in a building designated as  
 1365 historic resource under K.C.C. chapter 20.62. ~~As part of the review of a conditional use~~  
 1366 ~~permit, the setback may be reduced to twenty five feet if there is sufficient screening~~  
 1367 ~~between the proposed use and adjacent rural area and residential zones;~~

1368 ~~c. No more than one nonresident employee shall be permitted to work on site;~~

1369 ~~dc. Parking shall be provided as follows:~~

1370 ~~(1) in addition to the required parking for the dwelling, one on-site parking~~  
 1371 ~~stall shall be provided for the winery, brewery, distillery facility I use if a~~  
 1372 ~~nonresident is employed to work on site;~~

1373 ~~(2) a minimum of one on site parking stall shall be provided for customers,~~  
 1374 ~~and additional parking shall be calculated at the rate of one stall per one thousand square~~  
 1375 ~~feet of floor or outdoor area dedicated to the winery, brewery, distillery facility uses; and~~

1376 ~~(3) parking shall be limited to one hundred fifty percent of minimum required~~  
 1377 ~~for wineries, breweries or distilleries specified in K.C.C. 21A.18.030, except for winery,~~  
 1378 ~~brewery, distillery facility I business locations licensed to produce by the Washington~~  
 1379 ~~state Liquor and Cannabis Board before January 1, 2019, without objection from King~~  
 1380 ~~County during the license application processes, and that signed a settlement agreement~~  
 1381 ~~with King County before January 1, 2019, parking spaces exceeding the limits of this~~  
 1382 ~~section shall be considered noneonforming and may continue, subject to the provisions of~~

**Commented [AE58]:** Eliminates option to reduce setbacks for WBD I in RA zone.

**Commented [AE59]:** Removes requirements tying the permitted WBD I use to a residence.

**Commented [AE60]:** Parking changes to allow one on-site space.

Eliminates customer parking, as no on-site retail or tasting is allowed



K.C.C. 21A.32.020 through 21A.32.075. Such parking spaces remain subject to all other applicable state and local regulations;

ed. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.xx (the new chapter created in section 2-3 of this ordinance);

fe. At least two stages of production of wine, beer, cider or distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on-site. At least one of the stages of production occurring on-site shall include crushing, fermenting or distilling;

gf. No product tasting or retail sales shall be allowed on-site; Tasting of products shall be limited as follows:

———— (1) within the area bounded by the urban growth area boundaries of Woodinville and Kirkland on the west, NE 124th Street on the South, Avondale Road NE on the east and Woodinville Duvall Road NE on the north, product tasting shall not be allowed; and

———— (2) in all other areas of the county, for products produced on-site, tasting of products may be provided in accordance with state law. The area devoted to tasting shall be included in the aggregated floor area limitation in subsection B.17.a. of this section. Tastings shall be limited to appointment only; and appointments may only occur Mondays, Tuesdays, Wednesdays and Thursdays, between 11:00 a.m. through 7:00 p.m. and Fridays, Saturdays and Sundays, between 11:00 a.m. through 9:00 p.m. All tastings shall be indoors;

**Commented [AE61]:** Requires one stage of production to include crushing, fermenting or distilling.



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h. ~~Incidental retail sales of products produced on site and merchandise related to the products produced on site is allowed; and~~

ig. Events may be allowed in accordance with ~~K.C.C. chapter 21A.32.120.B.6;~~ and

h. ~~The impervious surface associated with the winery, brewery, distillery facility use shall not exceed twenty-five percent of the site; or the maximum impervious surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.~~

SECTION 21.19. Ordinance 10870, Section 336, as amended, and K.C.C.

21A.08.090 are ~~each~~ hereby amended to read as follows:

A. Resource land uses.

**Commented [AE62]:** Clarify that events are limited to what is described in 21A.32.120.B.6. which allows 2 per year, maximum 50 guests

**Commented [AE63]:** Limits impervious surface to 25% or the percentage allowed for the zone, whichever is less.

RA-2.5: 25%  
RA-5: 20%  
RA-10: 15%  
A-10: 15%  
A-35: 10%

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12 -48	NB	CB	RB	O	I
	<b>AGRICULTURE:</b>												
01	Growing and Harvesting Crops	P	P		P	P	P						P
02	Raising Livestock and Small Animals (6)	P	P		P	P							P
*	Agricultural Activities	P24 C	P24 C		P24 C	P24 C							
*	Agricultural Support Services	P25 C	P25 C		P26 C	P26 C	P26 C		P27 C28	P27 C28			
*	Marijuana producer	P15 C22			P16 C17					P18 C19	P18 C19		P20 C21
*	Agriculture Training Facility	C10											



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*	Agriculture-related special needs camp	P12											
*	Agricultural Anaerobic Digester	P13											
	<b>FORESTRY:</b>												
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	<b>FISH AND WILDLIFE MANAGEMENT:</b>												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	<b>MINERAL:</b>												
10,12,14	Mineral Extraction and Processing		P9 C	P C1 1									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C1 1	P8 C1 1									P
	<b>ACCESSORY USES:</b>												
*	Resource Accessory Uses	P3 P23	P4	P5	P3	P3							P4
*	Farm Worker Housing	P14			P14								

B. Development conditions.

1. May be further subject to K.C.C. chapter 21A.25.
2. Only forest research conducted within an enclosed building.
3. Farm residences in accordance with K.C.C. 21A.08.030.
4. Excluding housing for agricultural workers.
5. Limited to either maintenance or storage facilities, or both, in conjunction



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- 1423 with mineral extraction or processing operation.
- 1424 6. Allowed in accordance with K.C.C. chapter 21A.30.
- 1425 7. Only in conjunction with a mineral extraction site plan approved in
- 1426 accordance with K.C.C. chapter 21A.22.
- 1427 8. Only on the same lot or same group of lots under common ownership or
- 1428 documented legal control, which includes, but is not limited to, fee simple ownership, a
- 1429 long-term lease or an easement:
- 1430 a. as accessory to a primary mineral extraction use;
- 1431 b. as a continuation of a mineral processing only for that period to complete
- 1432 delivery of products or projects under contract at the end of a mineral extraction; or
- 1433 c. for a public works project under a temporary grading permit issued in
- 1434 accordance with K.C.C. 16.82.152.
- 1435 9. Limited to mineral extraction and processing:
- 1436 a. on a lot or group of lots under common ownership or documented legal control,
- 1437 which includes but is not limited to, fee simple ownership, a long-term lease or an
- 1438 easement;
- 1439 b. that are located greater than one-quarter mile from an established residence;
- 1440 and
- 1441 c. that do not use local access streets that abut lots developed for residential
- 1442 use.
- 1443 10. Agriculture training facilities are allowed only as an accessory to existing
- 1444 agricultural uses and are subject to the following conditions:
- 1445 a. The impervious surface associated with the agriculture training facilities



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1446 shall comprise not more than ten percent of the allowable impervious surface permitted  
1447 under K.C.C. 21A.12.040;

1448 b. New or the expansion of existing structures, or other site improvements,  
1449 shall not be located on class 1, 2 or 3 soils;

1450 c. The director may require reuse of surplus structures to the maximum extent  
1451 practical;

1452 d. The director may require the clustering of new structures with existing  
1453 structures;

1454 e. New structures or other site improvements shall be set back a minimum  
1455 distance of seventy-five feet from property lines adjoining rural area and residential  
1456 zones;

1457 f. Bulk and design of structures shall be compatible with the architectural style  
1458 of the surrounding agricultural community;

1459 g. New sewers shall not be extended to the site;

1460 h. Traffic generated shall not impede the safe and efficient movement of  
1461 agricultural vehicles, nor shall it require capacity improvements to rural roads;

1462 i. Agriculture training facilities may be used to provide educational services to  
1463 the surrounding rural/agricultural community or for community events. Property owners  
1464 may be required to obtain a temporary use permit for community events in accordance  
1465 with K.C.C. chapter 21A.32;

1466 j. Use of lodging and food service facilities shall be limited only to activities  
1467 conducted in conjunction with training and education programs or community events  
1468 held on site;



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k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and

l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.

11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.

12.a. Activities at the camp shall be limited to agriculture and agriculture-oriented activities. In addition, activities that place minimal stress on the site's agricultural resources or activities that are compatible with agriculture are permitted.

(1) passive recreation;

(2) training of individuals who will work at the camp;

(3) special events for families of the campers; and

(4) agriculture education for youth.

b. Outside the camp center, as provided for in subsection B.12.e. of this section, camp activities shall not preclude the use of the site for agriculture and agricultural related activities, such as the processing of local food to create value-added products and the refrigeration and storage of local agricultural products. The camp shall be managed to coexist with agriculture and agricultural activities both onsite and in the surrounding area.

c. A farm plan shall be required for commercial agricultural production to ensure adherence to best management practices and soil conservation.

d.(1) The minimum site area shall be five hundred acres. Unless the property



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1492 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)  
1493 of this section, a minimum of five hundred acres of the site must be owned by a single  
1494 individual, corporation, partnership or other legal entity and must remain under the  
1495 ownership of a single individual, corporation, partnership or other legal entity for the  
1496 duration of the operation of the camp.

1497 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property  
1498 owner from selling or transferring the development rights for a portion or all of the site to  
1499 the King County farmland preservation program or, if the development rights are  
1500 extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

1501 e. The impervious surface associated with the camp shall comprise not more  
1502 than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

1503 f. Structures for living quarters, dining facilities, medical facilities and other  
1504 nonagricultural camp activities shall be located in a camp center. The camp center shall  
1505 be no more than fifty acres and shall depicted on a site plan. New structures for  
1506 nonagricultural camp activities shall be clustered with existing structures;

1507 g. To the extent practicable, existing structures shall be reused. The applicant  
1508 shall demonstrate to the director that a new structure for nonagricultural camp activities  
1509 cannot be practicably accommodated within an existing structure on the site, though  
1510 cabins for campers shall be permitted only if they do not already exist on site;

1511 h. Camp facilities may be used to provide agricultural educational services to  
1512 the surrounding rural and agricultural community or for community events. If required  
1513 by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for  
1514 community events;



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- 1515 i. Lodging and food service facilities shall only be used for activities related to  
1516 the camp or for agricultural education programs or community events held on site;
- 1517 j. Incidental uses, such as office and storage, shall be limited to those that  
1518 directly support camp activities, farm operations or agricultural education programs;
- 1519 k. New nonagricultural camp structures and site improvements shall maintain a  
1520 minimum set-back of seventy-five feet from property lines adjoining rural area and  
1521 residential zones;
- 1522 l. Except for legal nonconforming structures existing as of January 1, 2007,  
1523 camp facilities, such as a medical station, food service hall and activity rooms, shall be of  
1524 a scale to serve overnight camp users;
- 1525 m. Landscaping equivalent to a type III landscaping screen, as provided for in  
1526 K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures  
1527 and site improvements located within two hundred feet of an adjacent rural area and  
1528 residential zoned property not associated with the camp;
- 1529 n. New sewers shall not be extended to the site;
- 1530 o. The total number of persons staying overnight shall not exceed three  
1531 hundred;
- 1532 p. The length of stay for any individual overnight camper, not including camp  
1533 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;
- 1534 q. Traffic generated by camp activities shall not impede the safe and efficient  
1535 movement of agricultural vehicles nor shall it require capacity improvements to rural  
1536 roads;
- 1537 r. If the site is adjacent to an arterial roadway, access to the site shall be



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1538 directly onto the arterial unless the county road engineer determines that direct access is  
1539 unsafe;

1540 s. If direct access to the site is via local access streets, transportation  
1541 management measures shall be used to minimize adverse traffic impacts;

1542 t. Camp recreational activities shall not involve the use of motor vehicles  
1543 unless the motor vehicles are part of an agricultural activity or are being used for the  
1544 transportation of campers, camp personnel or the families of campers. Camp personnel  
1545 may use motor vehicles for the operation and maintenance of the facility. Client-specific  
1546 motorized personal mobility devices are allowed; and

1547 u. Lights to illuminate the camp or its structures shall be arranged to reflect the  
1548 light away from any adjacent property.

1549 13. Limited to digester receiving plant and animal and other organic waste from  
1550 agricultural activities, and including electrical generation, as follows:

1551 a. the digester must be included as part of a Washington state Department of  
1552 Agriculture approved dairy nutrient plan;

1553 b. the digester must process at least seventy percent livestock manure or other  
1554 agricultural organic material from farms in the vicinity, by volume;

1555 c. imported organic waste-derived material, such as food processing waste,  
1556 may be processed in the digester for the purpose of increasing methane gas production for  
1557 beneficial use, but not shall exceed thirty percent of volume processed by the digester;  
1558 and

1559 d. the use must be accessory to an operating dairy or livestock operation.

1560 14. Farm worker housing. Either:



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a. Temporary farm worker housing subject to the following conditions:

(1) The housing must be licensed by the Washington state Department of Health under chapter 70.114A RCW and chapter 246-358 WAC;

(2) Water supply and sewage disposal systems must be approved by the Seattle King County department of health;

(3) To the maximum extent practical, the housing should be located on nonfarmable areas that are already disturbed and should not be located in the floodplain or in a critical area or critical area buffer; and

(4) The property owner shall file with the department of executive services, records and licensing services division, a notice approved by the department identifying the housing as temporary farm worker housing and that the housing shall be occupied only by agricultural employees and their families while employed by the owner or operator or on a nearby farm. The notice shall run with the land; or

b. Housing for agricultural employees who are employed by the owner or operator of the farm year-round as follows:

(1) Not more than:

(a) one agricultural employee dwelling unit on a site less than twenty acres;

(b) two agricultural employee dwelling units on a site of at least twenty acres and less than fifty acres;

(c) three agricultural employee dwelling units on a site of at least fifty acres and less than one-hundred acres; and

(d) four agricultural employee dwelling units on a site of at least one-hundred acres, and one additional agricultural employee dwelling unit for each additional



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1584 one hundred acres thereafter;

1585 (2) If the primary use of the site changes to a nonagricultural use, all  
1586 agricultural employee dwelling units shall be removed;

1587 (3) The applicant shall file with the department of executive services, records  
1588 and licensing services division, a notice approved by the department that identifies the  
1589 agricultural employee dwelling units as accessory and that the dwelling units shall only  
1590 be occupied by agricultural employees who are employed by the owner or operator year-  
1591 round. The notice shall run with the land. The applicant shall submit to the department  
1592 proof that the notice was filed with the department of executive services, records and  
1593 licensing services division, before the department approves any permit for the  
1594 construction of agricultural employee dwelling units;

1595 (4) An agricultural employee dwelling unit shall not exceed a floor area of  
1596 one thousand square feet and may be occupied by no more than eight unrelated  
1597 agricultural employees;

1598 (5) To the maximum extent practical, the housing should be located on  
1599 nonfarmable areas that are already disturbed;

1600 (6) One off-street parking space shall be provided for each agricultural  
1601 employee dwelling unit; and

1602 (7) The agricultural employee dwelling units shall be constructed in  
1603 compliance with K.C.C. Title 16.

1604 15. Marijuana production by marijuana producers licensed by the Washington  
1605 state Liquor and Cannabis Board is subject to the following standards:

1606 a. Only allowed on lots of at least four and one-half acres;



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- 1607           b. With a lighting plan, only if required by and that complies with K.C.C.  
1608   21A.12.220.G.;
- 1609           c. Only with documentation that the operator has applied for a Puget Sound  
1610   Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1611   marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1612   Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1613   are imported onto the site;
- 1614           d. Production is limited to outdoor, indoor within marijuana greenhouses, and  
1615   within structures that are nondwelling unit structures that exist as of October 1, 2013,  
1616   subject to the size limitations in subsection B.15.e. of this section;
- 1617           e. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1618   any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum  
1619   aggregated total of two thousand square feet and shall be located within a fenced area or  
1620   marijuana greenhouse that is no more than ten percent larger than that combined area, or  
1621   may occur in nondwelling unit structures that exist as of October 1, 2013;
- 1622           f. Outdoor production area fencing as required by the Washington state Liquor  
1623   and Cannabis Board, marijuana greenhouses and nondwelling unit structures shall  
1624   maintain a minimum street setback of fifty feet and a minimum interior setback of thirty  
1625   feet; and
- 1626           g. If the two-thousand-square-foot-per-lot threshold of plant canopy combined  
1627   with area used for processing under K.C.C. 21A.08.080 is exceeded, each and every  
1628   marijuana-related entity occupying space in addition to the two-thousand-square-foot  
1629   threshold area on that lot shall obtain a conditional use permit as set forth in subsection



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1630 B.22. of this section.

1631 16. Marijuana production by marijuana producers licensed by the Washington  
1632 state Liquor and Cannabis Board is subject to the following standards:

1633 a. Marijuana producers in all RA zoned areas except for Vashon-Maury Island,  
1634 that do not require a conditional use permit issued by King County, that receive a  
1635 Washington state Liquor and Cannabis Board license business prior to October 1, 2016,  
1636 and that King County did not object to within the Washington state Liquor and Cannabis  
1637 Board marijuana license application process, shall be considered nonconforming as to  
1638 subsection B.16.d. and h. of this section, subject to the provisions of K.C.C. 21A.32.020  
1639 through 21A.32.075 for nonconforming uses;

1640 b. In all rural area zones, only with a lighting plan that complies with K.C.C.  
1641 21A.12.220.G.;

1642 c. Only allowed on lots of at least four and one-half acres on Vashon-Maury  
1643 Island;

1644 d. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres,  
1645 except on Vashon-Maury Island;

1646 e. Only with documentation that the operator has applied for a Puget Sound  
1647 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1648 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1649 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1650 are imported onto the site;

1651 f. Production is limited to outdoor, indoor within marijuana greenhouses, and  
1652 within nondwelling unit structures that exist as of October 1, 2013, subject to the size



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limitations in subsection B.16.g. of this section; and

g. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a fenced area or marijuana greenhouse, that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013;

h. Outdoor production area fencing as required by the Washington state Liquor and Cannabis Board and marijuana greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of one hundred feet; and a minimum setback of one hundred fifty feet from any existing residence; and

i. If the two-thousand-square-foot-per-lot threshold of plant canopy within fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as set forth in subsection B.17. of this section.

17. Marijuana production by marijuana producers licensed by the Washington state Liquor and Cannabis Board is subject to the following standards:

a. Only allowed on lots of at least four and one-half acres on Vashon-Maury Island;

b. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres, except on Vashon-Maury Island;

c. In all rural area zones, only with a lighting plan that complies with K.C.C. 21A.12.220.G.;

d. Only with documentation that the operator has applied for a Puget Sound



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1676 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1677 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1678 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1679 are imported onto the site;

1680 e. Production is limited to outdoor and indoor within marijuana greenhouses  
1681 subject to the size limitations in subsection B.17.f. of this section;

1682 f. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1683 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum  
1684 aggregated total of thirty thousand square feet and shall be located within a fenced area or  
1685 marijuana greenhouse that is no more than ten percent larger than that combined area;  
1686 and

1687 g. Outdoor production area fencing as required by the Washington state Liquor  
1688 and Cannabis Board, and marijuana greenhouses shall maintain a minimum street setback  
1689 of fifty feet and a minimum interior setback of one hundred feet, and a minimum setback  
1690 of one hundred fifty feet from any existing residence.

1691 18.a. Production is limited to indoor only;

1692 b. With a lighting plan only as required by and that complies with K.C.C.  
1693 21A.12.220.G.;

1694 c. Only with documentation that the operator has applied for a Puget Sound  
1695 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1696 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1697 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1698 are imported onto the site; and



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1699 d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1700 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum  
1701 aggregated total of two thousand square feet and shall be located within a building or  
1702 tenant space that is no more than ten percent larger than the plant canopy and separately  
1703 authorized processing area; and

1704 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and  
1705 every marijuana-related entity occupying space in addition to the two-thousand-square  
1706 foot threshold area on that parcel shall obtain a conditional use permit as set forth in  
1707 subsection B.19. of this section.

1708 19.a. Production is limited to indoor only;

1709 b. With a lighting plan only as required by and that complies with K.C.C.  
1710 21A.12.220.G.;

1711 c. Only with documentation that the operator has applied for a Puget Sound  
1712 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1713 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1714 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1715 are imported onto the site; and

1716 d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1717 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum  
1718 aggregated total of thirty thousand square feet and shall be located within a building or  
1719 tenant space that is no more than ten percent larger than the plant canopy and separately  
1720 authorized processing area.

1721 20.a. Production is limited to indoor only;



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1722           b. With a lighting plan only as required by and that complies with K.C.C.  
1723   21A.12.220.G.;

1724           c. Only with documentation that the operator has applied for a Puget Sound  
1725   Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1726   marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1727   Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1728   are imported onto the site;

1729           d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1730   any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum  
1731   aggregated total of two thousand square feet and shall be located within a building or  
1732   tenant space that is no more than ten percent larger than the plant canopy and separately  
1733   authorized processing area; and

1734           e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every  
1735   marijuana-related entity occupying space in addition to the two-thousand-square-foot  
1736   threshold area on that lot shall obtain a conditional use permit as set forth in subsection  
1737   B.21. of this section.

1738           21.a. Production is limited to indoor only;

1739           b. With a lighting plan only as required by and that complies with K.C.C.  
1740   21A.12.220.G.;

1741           c. Only with documentation that the operator has applied for a Puget Sound  
1742   Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1743   marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1744   Clean Air Agency Notice of Construction Permit be approved before marijuana products



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1745 are imported onto the site; and

1746 d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with  
1747 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum  
1748 aggregated total of thirty thousand square feet and shall be located within a building or  
1749 tenant space that is no more than ten percent larger than the plant canopy and separately  
1750 authorized processing area.

1751 22. Marijuana production by marijuana producers licensed by the Washington  
1752 state Liquor and Cannabis Board is subject to the following standards:

1753 a. With a lighting plan only as required by and that complies with K.C.C.  
1754 21A.12.220.G.;

1755 b. Only allowed on lots of at least four and one-half acres;

1756 c. Only with documentation that the operator has applied for a Puget Sound  
1757 Clean Air Agency Notice of Construction Permit. All department permits issued to either  
1758 marijuana producers or marijuana processors, or both, shall require that a Puget Sound  
1759 Clean Air Agency Notice of Construction Permit be approved before marijuana products  
1760 are imported onto the site;

1761 d. Production is limited to outdoor, indoor within marijuana greenhouses, and  
1762 within structures that are nondwelling unit structures that exist as of October 1, 2013,  
1763 subject to the size limitations in subsection B.22. e. and f. of this section;

1764 e. On lots less than ten acres, per lot, the plant canopy, as defined in WAC  
1765 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall  
1766 be limited to a maximum aggregated total of five thousand square feet and shall be  
1767 located within a fenced area or marijuana greenhouse that is no more than ten percent



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1768 larger than that combined area, or may occur in nondwelling unit structures that exist as  
1769 of October 1, 2013;

1770 f. On lots ten acres or more, per lot, the plant canopy, as defined in WAC 314-  
1771 55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be  
1772 limited to a maximum aggregated total of ten thousand square feet, and shall be located  
1773 within a fenced area or marijuana greenhouse that is no more than ten percent larger than  
1774 that combined area, or may occur in nondwelling unit structures that exist as of October  
1775 1, 2013; and

1776 g. Outdoor production area fencing as required by the Washington state Liquor  
1777 and Cannabis Board, marijuana greenhouses and nondwelling unit structures shall  
1778 maintain a minimum street setback of fifty feet and a minimum interior setback of one  
1779 hundred feet, and a minimum setback of one hundred fifty feet from any existing  
1780 residence.

1781 23. The storage and processing of non-manufactured source separated organic  
1782 waste that originates from agricultural operations and that does not originate from the  
1783 site, if:

1784 a. agricultural is the primary use of the site;

1785 b. the storage and processing are in accordance with best management  
1786 practices included in an approved farm plan; and

1787 c. except for areas used for manure storage, the areas used for storage and  
1788 processing do not exceed three acres and ten percent of the site.

1789 24.a. For activities relating to the processing of crops or livestock for  
1790 commercial purposes, including associated activities such as warehousing, storage,



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1791 including refrigeration, and other similar activities and excluding ((~~wineries, SIC Industry~~  
1792 ~~No. 2085—Distilled and Blended Liquors and SIC Industry No. 2082—Malt Beverages~~))  
1793 winery, brewery, distillery facility I, II and III and remote tasting room:

Commented [AE64]: Add remote tasting room for clarity

1794 (1) limited to agricultural products and sixty percent or more of the products  
1795 processed must be grown in the Puget Sound counties. At the time of initial application,  
1796 the applicant shall submit a projection of the source of products to be produced;

1797 (2) in the RA and UR zones, only allowed on sites of at least four and one-  
1798 half acres;

1799 (3) (a) as a permitted use, the floor area devoted to all processing shall not  
1800 exceed two thousand square feet, unless located in a building designated as an historic  
1801 resource under K.C.C. chapter 20.62. The agricultural technical review committee, as  
1802 established in K.C.C. 21A.42.300, may review and approve an increase in the processing  
1803 floor area as follows: up to three thousand five hundred square feet of floor area may be  
1804 devoted to all processing in the RA zones or on farms less than thirty-five acres located in  
1805 the A zones or up to seven thousand square feet on farms greater than thirty-five acres in  
1806 the A zone; and

1807 (b) as a permitted use, the floor area devoted to all warehousing,  
1808 refrigeration, storage or other similar activities shall not exceed two thousand square feet,  
1809 unless located in a building designated as historic resource under K.C.C. chapter 20.62.  
1810 The agricultural technical review committee, as established in K.C.C. 21A.42.300, may  
1811 review and approve an increase of up to three thousand five hundred square feet of floor  
1812 area devoted to all warehouseing, storage, including refrigeration, or other similar  
1813 activities in the RA zones or on farms less than thirty-five acres located in the A zones or



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1814 up to seven thousand square feet on farms greater than thirty-five acres in the A zone;

1815 (4) in the A zone, structures and areas used for processing, warehousing,  
1816 refrigeration, storage and other similar activities shall be located on portions of  
1817 agricultural lands that are unsuitable for other agricultural purposes, such as areas within  
1818 the already developed portion of such agricultural lands that are not available for direct  
1819 agricultural production, or areas without prime agricultural soils; and

1820 (5) structures and areas used for processing, warehousing, storage, including  
1821 refrigeration, and other similar activities shall maintain a minimum distance of seventy-  
1822 five feet from property lines adjoining rural area and residential zones, unless located in a  
1823 building designated as historic resource under K.C.C. chapter 20.62.

1824 b. For activities relating to the retail sale of agricultural products, except  
1825 livestock:

1826 (1) sales shall be limited to agricultural products and locally made arts and  
1827 crafts;

1828 (2) in the RA and UR zones, only allowed on sites at least four and one-  
1829 half acres;

1830 (3) as a permitted use, the covered sales area shall not exceed two thousand  
1831 square feet, unless located in a building designated as a historic resource under K.C.C.  
1832 chapter 20.62. The agricultural technical review committee, as established in K.C.C.  
1833 21A.42.300, may review and approve an increase of up to three thousand five hundred  
1834 square feet of covered sales area;

1835 (4) forty percent or more of the gross sales of agricultural product sold  
1836 through the store must be sold by the producers of primary agricultural products;



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1837                   (5) sixty percent or more of the gross sales of agricultural products sold  
1838 through the store shall be derived from products grown or produced in the Puget Sound  
1839 counties. At the time of the initial application, the applicant shall submit a reasonable  
1840 projection of the source of product sales;

1841                   (6) tasting of products, in accordance with applicable health regulations, is  
1842 allowed;

1843                   (7) storage areas for agricultural products may be included in a farm store  
1844 structure or in any accessory building; and

1845                   (8) outside lighting is permitted if there is no off-site glare.

1846                   c. Retail sales of livestock is permitted only as accessory to raising livestock.

1847                   d. Farm operations, including equipment repair and related facilities, except  
1848 that:

1849                   (1) the repair of tools and machinery is limited to those necessary for the  
1850 operation of a farm or forest;

1851                   (2) in the RA and UR zones, only allowed on sites of at least four and one-  
1852 half acres;

1853                   (3) the size of the total repair use is limited to one percent of the farm size in  
1854 the A zone, and up to one percent of the size in other zones, up to a maximum of five  
1855 thousand square feet unless located within an existing farm structure, including but not  
1856 limited to barns, existing as of December 31, 2003; and

1857                   (4) Equipment repair shall not be permitted in the Forest zone.

1858                   e. The agricultural technical review committee, as established in K.C.C.  
1859 21A.42.300, may review and approve reductions of minimum site sizes in the rural and



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1860 residential zones and minimum setbacks from rural and residential zones.

1861           25. The department may review and approve establishment of agricultural  
1862 support services in accordance with the code compliance review process in K.C.C.

1863 21A.42.300 only if:

1864           a. project is sited on lands that are unsuitable for direct agricultural production  
1865 based on size, soil conditions or other factors and cannot be returned to productivity by  
1866 drainage maintenance; and

1867           b. the proposed use is allowed under any Farmland Preservation Program  
1868 conservation easement and zoning development standards.

1869           26. The agricultural technical review committee, as established in K.C.C.

1870 21A.42.300, may review and approve establishment of agricultural support services only  
1871 if the project site:

1872           a. adjoins or is within six hundred sixty feet of the agricultural production  
1873 district;

1874           b. has direct vehicular access to the agricultural production district;

1875           c. except for farmworker housing, does not use local access streets that abut  
1876 lots developed for residential use; and

1877           b. has a minimum lot size of four and one-half acres.

1878           27. The agricultural technical review committee, as established in K.C.C.

1879 21A.42.300, may review and approve establishment of agricultural support services only  
1880 if the project site:

1881           a. is outside the urban growth area,

1882           b. adjoins or is within six hundred sixty feet of the agricultural production



- district,
- c. has direct vehicular access to the agricultural production district,
  - d. except for farmworker housing, does not use local access streets that abut lots developed for residential use; and
  - e. has a minimum lot size of four and one-half acres.

28. Only allowed on properties that are outside the urban growth area.

SECTION 2220. Ordinance 10870, Section 407, as amended, and K.C.C. 21A.18.030 are ~~each~~ hereby amended to read as follows:

A. Except as modified in K.C.C. 21A.18.070. B((-)). through D., off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of non-public areas. Non-public areas include but are not limited to building maintenance areas, storage areas, closets or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

LAND USE	MINIMUM PARKING SPACES REQUIRED
<b>RESIDENTIAL (K.C.C. 21A.08.030.A):</b>	
Single detached/Townhouse	2.0 per dwelling unit



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Apartment:	
Studio units	1.2 per dwelling unit
One bedroom units	1.5 per dwelling unit
Two bedroom units	1.7 per dwelling unit
Three bedroom units or larger	2.0 per dwelling unit
Mobile home park	2.0 per dwelling unit
Senior citizen assisted	1 per 2 dwelling or sleeping units
Community residential facilities	1 per two bedrooms
Dormitory, including religious	1 per two bedrooms
Hotel/Motel including organizational hotel/lodging	1 per bedroom
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility
<b>RECREATION/CULTURAL (K.C.C. 21A.08.040.A):</b>	
Recreation/culture uses:	1 per 300 square feet
Exceptions:	
Bowling center	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of club house facilities
Tennis Club	4 per tennis court plus 1 per 300 square feet of clubhouse facility



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Golf driving range	1 per tee
Park/playfield/paintball	(director)
Theater	1 per 3 fixed seats
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces.
<b>LAND USE</b>	<b>MINIMUM PARKING SPACES REQUIRED</b>
<b>GENERAL SERVICES (K.C.C. 21A.08.050.A):</b>	
General services uses:	1 per 300 square feet
Exceptions:	
Funeral home/Crematory	1 per 50 square feet of chapel area
Daycare I	2 per facility
Daycare II	2 per facility, plus 1 space for each 20 children
Churches, synagogue, temple	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Outpatient and Veterinary clinic offices	1 per 300 square feet of office, labs and examination rooms
Nursing and personal care Facilities	1 per 4 beds



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Hospital	1 per bed
Elementary schools	1 per classroom, plus 1 per 50 students
Secondary schools	
Middle/junior high schools	1 per classroom, plus 1 per 50 students
High schools	1 per classroom, plus 1 per 10 students
High schools with stadiums	greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
Vocational schools	1 per classroom, plus 1 per five students
Specialized instruction Schools	1 per classroom, plus 1 per two students
Artist Studios	.9 per 1,000 square feet of area used for studios
<b>GOVERNMENT/BUSINESS SERVICES (K.C.C. 21A.08.060.A):</b>	
Government/business services uses:	1 per 300 square feet
Exceptions:	
Public agency yard	1 per 300 square feet of offices, plus <u>0.9</u> per 1,000 square feet of indoor storage or repair areas
Public agency archives	<u>0.9</u> per 1000 square feet of storage



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	area, plus 1 per 50 square feet of waiting/reviewing areas
Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)
Fire facility	(director)
Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area
Warehousing and storage	1 per 300 square feet of office, plus <u>0.9</u> per 1,000 square feet of storage area
Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Outdoor advertising services	1 per 300 square feet of office, plus <u>0.9</u> per 1,000 square feet of storage area
Heavy equipment repair	1 per 300 square feet of office, plus <u>0.9</u> per 1,000 square feet of indoor repair areas
Office	1 per 300 square feet
<b>LAND USE</b>	<b>MINIMUM PARKING SPACES REQUIRED</b>
<b>RETAIL/WHOLESALE (K.C.C. 21A.08.070.A):</b>	



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Retail trade uses:	1 per 300 square feet
Exceptions:	
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
Gasoline service stations w/o grocery	3 per facility, plus 1 per service bay
Gasoline service stations w/grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas
<u>Remote tasting rooms</u>	<u>1 per 300 square feet of tasting and retail areas</u>
Wholesale trade uses	<u>0.9</u> per 1000 square feet
Retail and wholesale trade mixed use	1 per 300 square feet
<b>MANUFACTURING (K.C.C. 21A.08.080.A):</b>	
Manufacturing uses	<u>0.9</u> per 1,000 square feet
Winery/Brewery/ <u>Distillery Facility II and III</u>	<u>0.9</u> per 1,000 square feet, plus 1 per <del>((50))</del> <u>300</u> square feet of tasting <u>and retail areas</u>
<b>RESOURCES (K.C.C. 21A.08.090.A):</b>	
Resource uses	(director)



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<b>REGIONAL (K.C.C. 21A.08.100.A):</b>	
Regional uses	(director)

1900 B. An applicant may request a modification of the minimum required number of  
 1901 parking spaces by providing that parking demand can be met with a reduced parking  
 1902 requirement. In such cases, the director may approve a reduction of up to fifty percent of  
 1903 the minimum required number of spaces.

1904 C. When the county has received a shell building permit application, off-street  
 1905 parking requirements shall be based on the possible tenant improvements or uses  
 1906 authorized by the zone designation and compatible with the limitations of the shell  
 1907 permit. When the range of possible uses result in different parking requirements, the  
 1908 director will establish the amount of parking based on a likely range of uses.

1909 D. Where other provisions of this code stipulate maximum parking allowed or  
 1910 reduced minimum parking requirements, those provisions shall apply.

1911 E. In any development required to provide six or more parking spaces, bicycle  
 1912 parking shall be provided. Bicycle parking shall be bike rack or locker-type parking  
 1913 facilities unless otherwise specified.

1914 1. Off-street parking areas shall contain at least one bicycle parking space for  
 1915 every twelve spaces required for motor vehicles except as follows:

1916 a. The director may reduce bike rack parking facilities for patrons when it is  
 1917 demonstrated that bicycle activity will not occur at that location.

1918 b. The director may require additional spaces when it is determined that the  
 1919 use or its location will generate a high volume of bicycle activity. Such a determination  
 1920 will include but not be limited to the following uses:



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1921 (1) Park/playfield,  
1922 (2) Marina,  
1923 (3) Library/museum/arboretum,  
1924 (4) Elementary/secondary school,  
1925 (5) Sports club, or  
1926 (6) Retail business (when located along a developed bicycle trail or  
1927 designated bicycle route).

1928 2. Bicycle facilities for patrons shall be located within 100 feet of the building  
1929 entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a  
1930 structure attached to the pavement.

1931 3. All bicycle parking and storage shall be located in safe, visible areas that do  
1932 not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.

1933 4. When more than ten people are employed on site, enclosed locker-type  
1934 parking facilities for employees shall be provided. The director shall allocate the  
1935 required number of parking spaces between bike rack parking and enclosed locker-type  
1936 parking facilities.

1937 5. One indoor bicycle storage space shall be provided for every two dwelling  
1938 units in townhouse and apartment residential uses, unless individual garages are provided  
1939 for every unit. The director may reduce the number of bike rack parking spaces if indoor  
1940 storage facilities are available to all residents.

1941 SECTION 2321. Ordinance 10870, Section 536, as amended, and K.C.C.  
1942 21A.30.080 are ~~each~~ hereby amended to read as follows:  
1943 In the R, UR, NB, CB and RB zones, residents of a dwelling unit may conduct



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1944 one or more home occupations as accessory activities, only if:

1945 A. The total floor area of the dwelling unit devoted to all home occupations shall  
1946 not exceed twenty percent of the floor area of the dwelling unit.

1947 B. Areas within garages and storage buildings shall not be considered part of the  
1948 dwelling unit and may be used for activities associated with the home occupation;

1949 C. All the activities of the home occupation or occupations shall be conducted  
1950 indoors, except for those related to growing or storing of plants used by the home  
1951 occupation or occupations;

1952 D. A home occupation or occupations is not limited in the number of employees  
1953 that remain off-site. No more than one nonresident employee shall be permitted to work  
1954 on-site for the home occupation or occupations;

1955 E. The following uses, by the nature of their operation or investment, tend to  
1956 increase beyond the limits permitted for home occupations. Therefore, the following  
1957 shall not be permitted as home occupations:

- 1958 1. Automobile, truck and heavy equipment repair;
- 1959 2. ~~((Autobody))~~ Auto body work or painting;
- 1960 3. Parking and storage of heavy equipment;
- 1961 4. Storage of building materials for use on other properties;
- 1962 5. Hotels, motels or organizational lodging;
- 1963 6. Dry cleaning;
- 1964 7. Towing services;
- 1965 8. Trucking, storage or self service, except for parking or storage of one  
1966 commercial vehicle used in home occupation; ~~((and))~~



9. Veterinary clinic; ~~((and))~~

10. Recreational marijuana processor, recreational marijuana producer or recreational marijuana retailer; and

11. Winery, brewery, distillery facility I, II, and III, and remote tasting room, except that home occupation adult beverage businesses operating under an active Washington state Liquor and Cannabis Board production license issued for their current location before January 1, 2019 the effective date of this ordinance, and where King County did not object to the location during the Washington state Liquor and Cannabis Board license application process, shall be considered legally nonconforming and allowed to remain in their current location subject to K.C.C. 21A.32.020 through 21A.32.075 if the use is currently in compliance with this section as of the effective date of this ordinance or is brought into compliance with the home occupation requirements of this section within one year of the effective date of this ordinance. Such nonconforming businesses shall remain subject to all other requirements of this section and other applicable state and local regulations. The businessresident operator ~~for~~ of a nonconforming winery, brewery or distillery home occupation shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.xx (the new chapter created in section 23 of this ordinance);

F. In addition to required parking for the dwelling unit, on-site parking is provided as follows:

1. One stall for each nonresident employed by the home occupations; and
2. One stall for patrons when services are rendered on-site;

G. Sales are limited to:

**Commented [AE65]:** Modifies this allowance to allow those that have received a liquor license prior to the effective date of this ordinance to demonstrate their previous compliance within 12 months.

**Commented [AE66]:** Removes option to come into compliance within 1 year.

**Commented [AE67]:** Edits to tighten language and avoid future attempts to avoid home occupation conditions, especially resident operator condition.



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- 1990 1. Mail order sales;
- 1991 2. Telephone, Internet or other electronic commerce sales with off-site delivery;
- 1992 and
- 1993 3. Items accessory to a service provided to patrons who receive services on the
- 1994 premises;
- 1995 H. On-site services to patrons are arranged by appointment;
- 1996 I. The home occupation or occupations use or store a vehicle for pickup of
- 1997 materials used by the home occupation or occupations or the distribution of products
- 1998 from the site, only if:
- 1999 1. No more than one such a vehicle is allowed; and
- 2000 2. The vehicle is not stored within any required setback areas of the lot or on
- 2001 adjacent streets; and
- 2002 3. The vehicle does not exceed an equivalent licensed gross vehicle weight of
- 2003 one ton;
- 2004 J. The home occupation or occupations do not:
- 2005 1. Use electrical or mechanical equipment that results in a change to the
- 2006 occupancy type of the structure or structures used for the home occupation or
- 2007 occupations; or
- 2008 2. Cause visual or audible interference in radio or television receivers, or
- 2009 electronic equipment located off-premises or fluctuations in line voltage off-premises;
- 2010 ((and))
- 2011 K. There shall be no exterior evidence of a home occupation, other than growing
- 2012 or storing of plants under subsection C. of this section or a permitted sign, that would



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cause the premises to differ from its residential character. Exterior evidence includes, but is not limited to, lighting, the generation or emission of noise, fumes or vibrations as determined by using normal senses from any lot line or on average increase vehicular traffic by more than four additional vehicles at any given time;

L. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends; and

M. Uses not allowed as home occupations may be allowed as a home industry under K.C.C. 21A.30.090.

SECTION 2422. Ordinance 15606, Section 20, as amended, and K.C.C. 21A.30.085 are ~~each~~ hereby amended to read as follows:

In the A, F and RA zones, residents of a dwelling unit may conduct one or more home occupations as accessory activities, under the following provisions:

A. The total floor area of the dwelling unit devoted to all home occupations shall not exceed twenty percent of the dwelling unit.

B. Areas within garages and storage buildings shall not be considered part of the dwelling unit and may be used for activities associated with the home occupation;

C. Total outdoor area of all home occupations shall be permitted as follows:

1. For any lot less than one acre: Four hundred forty square feet; and
2. For lots one acre or greater: One percent of the area of the lot, up to a maximum of five thousand square feet.

D. Outdoor storage areas and parking areas related to home occupations shall be:

1. No less than twenty-five feet from any property line; and
2. Screened along the portions of such areas that can be seen from an adjacent



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2036 parcel or roadway by the:

2037 a. planting of Type II landscape buffering; or

2038 b. use of existing vegetation that meets or can be augmented with additional

2039 plantings to meet the intent of Type II landscaping((-));

2040 E. A home occupation or occupations is not limited in the number of employees

2041 that remain off-site. Regardless of the number of home occupations, the number of

2042 nonresident employees is limited to no more than three who work on-site at the same

2043 time and no more than three who report to the site but primarily provide services off-

2044 site((-));

2045 F. In addition to required parking for the dwelling unit, on-site parking is

2046 provided as follows:

2047 1. One stall for each nonresident employed on-site; and

2048 2. One stall for patrons when services are rendered on-site;

2049 G. Sales are limited to:

2050 1. Mail order sales;

2051 2. Telephone, Internet or other electronic commerce sales with off-site delivery;

2052 3. Items accessory to a service provided to patrons who receive services on the

2053 premises;

2054 4. Items grown, produced or fabricated on-site; and

2055 5. On sites five acres or larger, items that support agriculture, equestrian or

2056 forestry uses except for the following:

2057 a. motor vehicles and parts (North American Industrial Classification System

2058 ("NAICS" Code 441);



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2059           b. electronics and appliances (NAICS Code 443); and  
2060           c. building material and garden equipments and supplies (NAICS Code 444);  
2061       H. The home occupation or occupations do not:  
2062           1. Use electrical or mechanical equipment that results in a change to the  
2063       occupancy type of the structure or structures used for the home occupation or  
2064       occupations;  
2065           2. Cause visual or audible interference in radio or television receivers, or  
2066       electronic equipment located off-premises or fluctuations in line voltage off-premises; or  
2067           3. Increase average vehicular traffic by more than four additional vehicles at any  
2068       given time;  
2069       I. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 7:00  
2070       p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;  
2071       J. The following uses, by the nature of their operation or investment, tend to  
2072       increase beyond the limits permitted for home occupations. Therefore, the following  
2073       shall not be permitted as home occupations:  
2074           1. Hotels, motels or organizational lodging;  
2075           2. Dry cleaning((÷));  
2076           3. Automotive towing services, automotive wrecking services and tow-in  
2077       parking lots; ((and))  
2078           4. Recreational marijuana processor, recreational marijuana producer or  
2079       recreational marijuana retailer((÷)); and  
2080           5. Winery, brewery, distillery facility I, II, and III, and remote tasting rooms,  
2081       except that home occupation adult beverage businesses operating under an active

Commented [AE68]: See comment above



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2082 Washington state Liquor and Cannabis Board production license issued for their current  
2083 location before ~~January 1, 2019~~the effective date of this ordinance, and where King  
2084 County did not object to the location during the Washington state Liquor and Cannabis  
2085 Board license application process, shall be considered legally nonconforming and  
2086 allowed to remain in their current location subject to K.C.C. 21A.32.020 through  
2087 21A.32.075 if the use is ~~currently~~ in compliance with this section as of the effective date  
2088 of this ordinance or is brought into compliance with the home occupation requirements of  
2089 this section within one year of the effective date of this ordinance. Such nonconforming  
2090 businesses shall remain subject to all other requirements of this section and all applicable  
2091 state and local regulations. The ~~business~~resident operator ~~for~~of a nonconforming home  
2092 occupation ~~winery, brewery or distillery~~ shall obtain an adult beverage business license in  
2093 accordance with K.C.C. chapter 6.xx (the new chapter created in section ~~2-3~~ of this  
2094 ordinance);

Commented [AE69]: See comment above.

Commented [AE70]: Removes option to come into compliance within 1 year.

- 2095 K. Uses not allowed as home occupation may be allowed as a home industry  
2096 under K.C.C. chapter 21A.30; and
- 2097 L. The home occupation or occupations may use or store vehicles, as follows:
- 2098 1. The total number of vehicles for all home occupations shall be:
- 2099 a. for any lot five acres or less: two;
- 2100 b. for lots greater than five acres: three; and
- 2101 c. for lots greater than ten acres: four;
- 2102 2. The vehicles are not stored within any required setback areas of the lot or on  
2103 adjacent streets; and
- 2104 3. The parking area for the vehicles shall not be considered part of the outdoor



2105 storage area provided for in subsection C. of this section.

2106 SECTION 2523, Ordinance 10870, Section 537, as amended, and K.C.C.

2107 21A.30.090 are ~~each~~ hereby amended to read as follows:

2108 A resident may establish a home industry as an accessory activity, as follows:

2109 A. The site area is one acre or greater;

2110 B. The area of the dwelling unit used for the home industry does not exceed fifty  
2111 percent of the floor area of the dwelling unit.

2112 C. Areas within attached garages and storage buildings shall not be considered  
2113 part of the dwelling unit for purposes of calculating allowable home industry area but  
2114 may be used for storage of goods associated with the home industry;

2115 D. No more than six nonresidents who work on-site at the time;

2116 E. In addition to required parking for the dwelling unit, on-site parking is  
2117 provided as follows:

2118 1. One stall for each nonresident employee of the home industry; and

2119 2. One stall for customer parking;

2120 F. Additional customer parking shall be calculated for areas devoted to the home  
2121 industry at the rate of one stall per:

2122 1. One thousand square feet of building floor area; and

2123 2. Two thousand square feet of outdoor work or storage area;

2124 G. Sales are limited to items produced on-site, except for items collected, traded  
2125 and occasionally sold by hobbyists, such as coins, stamps, and antiques;

2126 H. Ten feet of Type I landscaping are provided around portions of parking and  
2127 outside storage areas that are otherwise visible from adjacent properties or public rights-



2128 of-way;

2129 I. The department ensures compatibility of the home industry by:

2130 1. Limiting the type and size of equipment used by the home industry to those

2131 that are compatible with the surrounding neighborhood;

2132 2. Providing for setbacks or screening as needed to protect adjacent residential  
2133 properties;

2134 3. Specifying hours of operation;

2135 4. Determining acceptable levels of outdoor lighting; and

2136 5. Requiring sound level tests for activities determined to produce sound levels

2137 that may be in excess of those in K.C.C. chapter 12.88; ~~((and))~~

2138 J. Recreational marijuana processors, recreational marijuana producers and

2139 recreational marijuana retailers shall not be allowed as home industry; and

2140 K. Winery, brewery, distillery facility I, II, and III, and remote tasting room shall

2141 not be allowed as home industry, except that home industry adult beverage businesses

2142 that have, in accordance with K.C.C. 20.20.070, a vested conditional use permit

2143 application before the effective date of this ordinance operating under an active

2144 Washington state Liquor and Cannabis Board production license issued for their current

2145 location before January 1, 2019, and where King County did not object to the location

2146 during the Washington state Liquor and Cannabis Board license application process, shall

2147 be considered legally nonconforming and allowed to remain in their current location

2148 subject to K.C.C. 21A.32.020 through 21A.32.075. ~~if the use is currently in compliance~~

2149 with this section as of the effective date of this ordinance, or is brought into compliance

2150 with the home industry requirements of this section within one year of the effective date



~~of this ordinance.~~ Such ~~nonconforming~~ businesses remain subject to all other requirements of this section and all applicable state and local regulations. The ~~businessresident operator for of a nonconforming winery, brewery or distillery home~~ industry shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.xx (the new chapter created in section ~~2-3~~ of this ordinance).

SECTION 2624. Ordinance 10870, Section 547, as amended, and K.C.C.

21A.32.100 are ~~each~~ hereby amended to read as follows:

Except as provided by K.C.C. 21A.32.110, a temporary use permit shall be required for any of the following:

A. A use not otherwise permitted in the zone that can be made compatible for a period of up to sixty days a year; ~~((or))~~

B. The expansion of an established use that:

1. Is otherwise allowed in the zone;
2. Is not inconsistent with the original land use approval;
3. Exceeds the scope of the original land use approval; and
4. Can be made compatible with the zone for a period of up to sixty days a year;

or

C. Events at a winery, brewery, distillery facility or remote tasting room that include one or more of the following activities:

1. Exceeds the permitted building occupancy;
2. Utilizes portable toilets;
3. Utilizes parking that exceeds the maximum number of spaces allowed by this

title on-site or utilizes off-site parking;

**Commented [AE71]:** Eliminates 12-month period to demonstrate compliance for home industries, and acknowledges that if there is a vested CUP application, they can be considered nonconforming.



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4. Utilizes temporary stages;

5. Utilizes temporary tents or canopies that require a permit;

6. ~~Utilizes~~ Requires traffic control for public rights-of-way; or

7. Extends beyond ~~stated~~ allowed hours of operation.

**Commented [AE72]:** Change from "utilizes" to "requires" in order to avoid a disincentive to using needed traffic control.

**Commented [AE73]:** Change from stated to allowed business hours.

SECTION 2725. Ordinance 10870, Section 549, as amended, and K.C.C.

21A.32.120 are ~~each~~ hereby amended to read as follows:

Except as otherwise provided in this chapter or in K.C.C. chapter 21A.45, temporary use permits shall be limited in duration and frequency as follows:

A. The temporary use permit shall be effective for one year from the date of issuance and may be renewed annually as provided in subsection D. of this section;

B.1. The temporary use shall not exceed a total of sixty days in any three-hundred( ~~and~~)-sixty-five-day period. This (~~requirement~~) subsection B.1. applies only to the days that the event or events actually take place.

2. For a winery, brewery, distillery facility II and III in the A (~~or RA~~) zone(~~s~~), the temporary use shall not exceed a total of two events per month and all event parking (~~for the events~~) must be accommodated on-on-site or managed through a parking management plan approved by the director. This subsection B.2. applies only to the days that the event or events actually take place.

3. For a winery, brewery, distillery facility II and III in the RA zone, the temporary use shall not exceed a total of twenty-four days in any three-hundred-sixty-five-day period and all event parking must be accommodated on-site or managed through a parking management plan approved by the director. This subsection B.3. applies only to the days that the event or events actually take place.



4. For a winery, brewery, distillery facility II in the A or RA zones, in addition to all other relevant facts, the department shall consider building occupancy and parking limitations during permit review, and shall condition the number of guests allowed for a temporary use based on those limitations. The department shall not authorize attendance of more than one hundred fifty guests.

5. For a winery, brewery, distillery facility III in the A or RA zones, in addition to all other relevant facts, the department shall consider building occupancy and parking limitations during permit review, and shall condition the number of guests allowed for a temporary use based on those limitations. The department shall not authorize attendance of more than two hundred fifty guests.

6. Events for any winery, brewery, distillery facility I in the RA zone, any nonconforming winery, brewery, distillery facility home occupation, ~~and or~~ any nonconforming winery, brewery, distillery facility home industry shall be limited to two per year, and limited to a maximum of fifty guests. If the event complies with this ~~chapter subsection B.6.~~, a temporary use permit is not required for a special event for a winery, brewery, distillery facility I in the RA zone, a nonconforming home occupation winery, brewery, distillery facility or a nonconforming home industry winery, brewery, distillery facility;

~~7. Special events shall not be permitted for any winery, brewery, distillery facility I in the A zone. The permitting division shall not issue temporary use permits to winery, brewery, distillery facility I uses in the A zone.~~

Commented [AE74]: Remove WBD I interim use in the A zone

C. The temporary use permit shall specify a date upon which the use shall be terminated and removed; and



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D. A temporary use permit may be renewed annually for up to a total of five consecutive years as follows:

1. The applicant shall make a written request and pay the applicable permit extension fees for renewal of the temporary use permit at least seventy days before the end of the permit period;

2. The department must determine that the temporary use is being conducted in compliance with the conditions of the temporary use permit;

3. The department must determine that site conditions have not changed since the original temporary permit was issued; and

4. At least forty-five days before the end of the permit period, the department shall notify property owners within five hundred feet of the property boundaries that a temporary use permit extension has been requested and contact information to request additional information or to provide comments on the proposed extension.

SECTION 26. Ordinance 17485, Section 43, and K.C.C. 21A.38.260 are hereby amended to read as follows:

A. The purpose of the Fall City business district special district overlay is to allow commercial development in Fall City to occur with on-site septic systems until such time as an alternative wastewater system is available. The special district shall only be established in areas of Fall City zoned CB and shall be evaluated to determine if it is applicable to other rural commercial centers.

B. The standards of this title and other county codes shall be applicable to development within the Fall City business district special district overlay except as follows:



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- 2242 1. The permitted uses in K.C.C. Chapter 21A.08 do not apply and are replaced  
2243 with the following:
- 2244 a. Residential land uses as set forth in K.C.C. 21A.08.030:
- 2245 i. As a permitted use:
- 2246 (A) Multifamily residential units shall only be allowed on the upper floors of  
2247 buildings; and
- 2248 (B) Home occupations under K.C.C. chapter 21A.30;
- 2249 ii. As a conditional use:
- 2250 (A) Bed and Breakfast (five rooms maximum); and
- 2251 (B) Hotel/Motel.
- 2252 b. Recreational/cultural land uses as set forth in K.C.C. 21A.08.030:
- 2253 i. As a permitted use:
- 2254 (A) Library;
- 2255 (B) Museum; and
- 2256 (C) Arboretum.
- 2257 ii. As a conditional use:
- 2258 (A) Sports Club/Fitness Center;
- 2259 (B) Amusement/Recreation Services/Arcades (Indoor);
- 2260 (C) Bowling Center
- 2261 c. General services land uses as set forth in K.C.C. 21A.08.050:
- 2262 i. As a permitted use:
- 2263 (A) General Personal Services, except escort services;
- 2264 (B) Funeral Home;



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- 2265 (C) Appliance/Equipment Repair;
- 2266 (D) Medical or Dental Office/Outpatient Clinic;
- 2267 (E) Medical or Dental Lab;
- 2268 (F) Day Care I;
- 2269 (G) Day Care II;
- 2270 (H) Veterinary Clinic;
- 2271 (I) Social Services;
- 2272 (J) Animal Specialty Services;
- 2273 (K) Artist Studios;
- 2274 (L) Nursing and Personal Care Facilities;
- 2275 ii. As a conditional use:
- 2276 (A) Theater (Movie or Live Performance);
- 2277 (B) Religious Use;
- 2278 d. Government/Business services land uses as set forth in K.C.C. 21A.08.060:
- 2279 i. As a permitted use:
- 2280 (A) General Business Service;
- 2281 (B) Professional Office: Bank, Credit Union, Insurance Office.
- 2282 ii. As a conditional use:
- 2283 (A) Public Agency or Utility Office;
- 2284 (B) Police Substation;
- 2285 (C) Fire Station;
- 2286 (D) Utility Facility;
- 2287 (E) Self Service Storage;



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- 2288 e. Retail/commercial land uses as set forth in K.C.C. 21A.08.070:
- 2289 i. As a permitted use on the ground floor:
- 2290 (A) Food Store;
- 2291 (B) Drug Store/Pharmacy;
- 2292 (C) Retail Store: includes florist, book store, apparel and accessories store,
- 2293 furniture/home furnishings store, antique/recycled goods store, sporting goods store, video
- 2294 store, art supply store, hobby store, jewelry store, toy store, game store, photo store,
- 2295 electronic/appliance store, fabric shops, pet shops, and other retail stores (excluding adult-
- 2296 only retail);
- 2297 (D) Eating and Drinking Places, including coffee shops and bakeries;
- 2298 (E) Remote tasting rooms.
- 2299 ii. As a conditional use:
- 2300 (A) Liquor Store or Retail Store Selling Alcohol;
- 2301 (B) Hardware/Building Supply Store;
- 2302 (C) Nursery/Garden Center;
- 2303 (D) Department Store;
- 2304 (E) Auto Dealers (indoor sales rooms only);
- 2305 f. Manufacturing land uses as set forth in K.C.C. 21A.08.080 are not allowed.
- 2306 g. Resource land uses as set forth in K.C.C. 21A.08.090:
- 2307 i. As a permitted use:
- 2308 (A) Solar photovoltaic/solar thermal energy systems;
- 2309 (B) Private storm water management facilities;

**Commented [AE75]:** Allow remote tasting rooms as permitted use on ground floor in the CB zoning of the Fall City Rural Town.



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2310 (C) Growing and Harvesting Crops (within rear/internal side yards or roof  
2311 gardens, and with organic methods only);  
2312 (D) Raising Livestock and Small Animals (per the requirements of Section  
2313 21A.30 of the Zoning Code)  
2314 ii. As a conditional use: Wind Turbines  
2315 h. Regional land uses as set forth in K.C.C. 21A.08.100 with a special use permit:  
2316 Communication Facility.  
2317 2. The densities and dimensions set forth in K.C.C. chapter 21A.12 apply, except  
2318 as follows:  
2319 a. Residential density is limited to six dwelling units per acre. For any building  
2320 with more than ten dwelling units, at least ten percent of the dwelling units shall be  
2321 classified as affordable under 21A.34.040F.1;  
2322 b. Buildings are limited to two floors, plus an optional basement;  
2323 c. The elevation of the ground floor may be elevated a maximum of six feet  
2324 above the average grade of the site along the front facade of the building;  
2325 d. If the ground floor is designed to accommodate non-residential uses, the  
2326 elevation of the ground floor should be placed near the elevation of the sidewalk to  
2327 minimize the need for stairs and ADA ramps;  
2328 e. If the ground floor is designed to accommodate non-residential space, the  
2329 height of the ceiling, as measured from finished floor, shall be no more than eighteen feet;  
2330 f. Building height shall not exceed forty feet, as measured from the average  
2331 grade of the site along the front facade of the building.

2332 SECTION 2827. The King County executive shall conduct a demonstration



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project to create and evaluate a remote tasting room demonstration project A as provided for in, and consistent with, section 29-28 of this ordinance.

NEW SECTION. SECTION 29-28. There is hereby added to K.C.C. chapter 21A.55 a new section to read as follows:

A. The purpose of the remote tasting room demonstration project A is to:

1. Support agriculture and synergistic development of mixed use adult beverage facilities in order to boost agritourism and the area's reputations as food and adult-beverage destinations;

2. Enable the county to ~~determine if~~ evaluate how expanded adult beverage-based uses can be permitted while maintaining the core functions and purposes of the Rural Area and Agricultural zones;

3. Determine the ~~impacts and benefits~~ and evaluate strategies to mitigate impacts of the adult beverage industry on Rural Area and Agricultural zoned areas, including the impacts and benefits of the industry on Agricultural Production Districts, and including those properties where the demonstration project sites are located and the surrounding areas;

4. Provide an opportunity for additional exposure for locally sourced and produced agricultural products; and

5. Identify and evaluate potential changes to countywide land use regulations to support the development of additional areas of unincorporated King County that may benefit from growth in agritourism.

B. The demonstration project shall only be implemented on ~~at the~~ the sites identified in Attachment A to this ordinance.

Commented [AE76]: Added clarity to purpose of the demonstration project.



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C. The use that the permitting division may approve under the remote tasting room demonstration project A shall include only "remote tasting room" as defined in section 13 of this ordinance.

D.1. An application for a remote tasting room under this section may be submitted in conjunction with an application for an adult beverage business license or a building permit.

2. Requests shall be submitted to the permitting division in writing, together with any supporting documentation and must illustrate how the proposal meets the criteria in subsection F. of this section.

3. An application for a remote tasting room under this section shall be reviewed as a Type I land use decision in accordance with K.C.C. 20.20.020.

E. The department of local services, permitting division, shall administer the demonstration project, and shall approve or deny a remote tasting room application under this section based upon compliance with subsection F. of this section. Approval or denial of a remote tasting room application shall not be construed as applying to any other development application either within the demonstration project area or elsewhere in the county.

F.1. A remote tasting room under this section may be approved, subject to the following:

a. One or more winery, brewery, distillery facility I, II or III may operate within one remote tasting room;

b. The aggregated total space devoted to remote tasting room activities shall be limited to one thousand square feet of gross floor area, not including areas devoted to



2379 storage, restrooms, and similar nonpublic areas;

2380 c. Notwithstanding subsection F.1.b. of this section, an additional five hundred

2381 square feet of immediately adjacent outdoor space may be used for tasting, subject to

2382 applicable state regulations limiting sale, service and consumption of alcoholic

2383 beverages;

2384 d. Incidental retail sales of products and merchandise related to the products

2385 being tasted is allowed;

2386 e. The hours of operation for the tasting room shall be limited as follows:

2387 Mondays, Tuesdays, Wednesdays and Thursdays, tasting room hours shall be limited to

2388 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays and Sundays, tasting room hours

2389 shall be limited to 11:00 a.m. through 9:00 p.m.;

2390 f. ~~Each~~The applicant and any additional business operators using the remote

2391 tasting room shall obtain an adult beverage business license in accordance with K.C.C.

2392 chapter 6.xx (the new chapter created in section 32 of this ordinance);

2393 g. Each remote tasting room business operator using the remote tasting room

2394 shall have proof of Washington state Liquor and Cannabis Board approval;

2395 h. Special Events shall ~~be limited to~~not exceed two per year regardless as to

2396 the number of winery operators using the tasting room, and shall be limited to no more

2397 than fifty guests. As long as the special events ~~complies~~ies with this section, a temporary

2398 use permit is not required ~~for a special event~~;

2399 i. Off-street parking shall be provided in accordance with the parking ratios

2400 for remote tasting room uses in K.C.C. 21A.18.030. Off-Street parking is limited to a

2401 maximum of one space per fifty square feet of tasting and retail areas; and

Commented [AE77]: Edited for added clarity re intent.



j. The use shall be consistent with general health, safety and public welfare standards, and shall not violate state or federal law.

2. This section supersedes other variance, modification or waiver criteria of K.C.C. Title 21A.

3. 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.

G. Demonstration project applications shall be accepted by the permitting division for three years from the effective date of this ordinance. Complete applications submitted before the end of the three years shall be reviewed and decided on by the permitting division.

H. Starting one year after the effective date of this ordinance, and each year for four years thereafter, the executive shall prepare ~~and transmit to the council~~ preliminary evaluations of remote tasting room demonstration project A. ~~The executive shall post these preliminary evaluation reports to the department of local services, permitting division, website, and provide electronic notice of the posting to the clerk of the council, who shall retain the original email and provide an electronic copy to all councilmembers, the council chief of staff and the lead staff for the local services, regional roads and bridges committee or its successor.~~ These preliminary evaluation reports shall include:

1. A list of remote tasting room demonstration project applications submitted, reviewed and decided, ~~including the date of original submittal, date of complete application and date and type of final decision whether approved or denied;~~ and

2. ~~A list of code compliance Comments received from neighboring residents,~~

**Commented [AE78]:** Removes requirement to transmit annual preliminary evaluation.

Instead requires an email of the posting to the clerk of the council.

**Commented [AE79]:** Adds a requirement that the list of project applications include the dates of submitted and decision, and whether the application was approved or denied.



including code complaints under Title 23, if any, related to the applications received and approved or the demonstration project that were opened or initiated in the prior year, and their current status.;

**Commented [AE80]:** Narrows this requirement to report only code complaints opened or initiated.

3. Comments received from neighboring cities and community service areas;

4. Comments received from project applicants attempting to utilize the demonstration project, including the application and review process, and the criteria for approving remote tasting rooms;

5. Comments received from customers of the project applicants' businesses;

**Commented [AE81]:** Removes requirement to include comments received on applications

6. A description of known interactions or relationships between projects approved under the demonstration project and nearby agricultural users and lands, such as additional exposure for local agricultural products;

**Commented [AE82]:** Removes requirement to report on interactions between project applicants and nearby ag uses and lands.

7. An inventory of remaining parcels or properties available for development under the demonstration project; and

**Commented [AE83]:** Removes requirement to inventory remaining parcels available for the demonstration project.

8. Any known recommended code changes that would further the purposes of the demonstration project.

**Commented [AE84]:** Removes requirement for recommended code changes from annual report.

I.1. Within ninety days of five years after the effective date of this ordinance, the permitting division shall prepare a draft final report evaluation and proposed permanent code changes that includes the information compiled under subsection H. of this section, and include an the following:

1. evaluation of whether the purposes under subsection A. of this section have been fulfilled by the demonstration project.; and

2. The draft final report required in subsection J. of this section and proposed permanent code changes shall be done in conjunction with the efficacy evaluation and



proposed code changes required by section 31 of this ordinance.

Evaluation of the parking requirements, including whether the parking ratios required in K.C.C. chapter 21A.18 for production facilities and for remote tasting rooms provide sufficient, but not excessive, parking;

2. Description of the industry standards for tasting room hours for wineries, breweries and distilleries; evaluation of the tasting room hours allowed under the demonstration project, and the benefits or negative impacts of these hours relative to the purposes of the demonstration project;

3. Outreach to those projects approved through the demonstration project, with requested information to include, at a minimum:

a. when they were approved by the permitting division;

b. when they opened subsequent to that approval;

c. whether they are still operating at the time of the final report; and

d. any recommendations on final regulations;

4. Evaluation of the permit review timelines for the demonstration project applications; and

5. A recommendation on permanent code changes, or further demonstration project requirements, regarding remote tasting rooms.

**Commented [AE85]:** Removes some detail on final demonstration project evaluation, and moves some to the efficacy evaluation.

J. The permitting division shall include a public comment period for the permitting division's draft final evaluation described in subsection I. of this section. The public comment period shall last at least forty-five days beginning with the date of publication in the newspapers of record for the demonstration project areas identified in Attachment A to this ordinance. As part of the public comment period, the permitting



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2471 division shall:

2472 1. Publish notice of the draft final evaluation's availability in each newspaper of  
2473 record, including locations where the draft final evaluation is available;

2474 2. Send notice and request for comment to the water districts for the  
2475 demonstration project areas identified in Attachment A to this ordinance;

2476 3. Request comments from any developer that has applied for approval under  
2477 the demonstration project;

2478 4. Provide a copy at the local libraries for the demonstration project areas  
2479 identified in Attachment A to this ordinance;

2480 5. Post an electronic copy on the permitting division's website; and

2481 6. Send electronic notice to the clerk of the council, who shall retain the original  
2482 email and provide an electronic copy to all councilmembers, the council chief of staff and  
2483 the lead staff for the local services, regional roads and bridges committee, or its  
2484 successor.

2485 K. After the public comment period has ended, the permitting division shall  
2486 prepare a final evaluation of the remote tasting room demonstration project A,  
2487 incorporating or responding to the comments received. Within sixty days of the end of  
2488 the public comment period, the executive shall file a final evaluation report, a motion that  
2489 should accept the report, and an ordinance that implements any proposed permanent code  
2490 changes.

2491 L. ~~For each preliminary evaluation, and t~~The final report and proposed legislation  
2492 ~~, they reports~~ shall be filed in the form of a paper original and an electronic copy with the  
2493 clerk of the council, who shall retain the original and provide an electronic copy to all



councilmembers, the council chief of staff and the lead staff for the local services,  
regional roads and bridges committee, or its successor.

~~SECTION 30. The King County executive shall conduct a demonstration project  
to create and evaluate a special event demonstration project B as provided for in, and  
consistent with, section 31 of this ordinance.~~

~~NEW SECTION. SECTION 31. There is hereby added to K.C.C. chapter  
21A.55 a new section to read as follows:~~

~~A. The purpose of the special events demonstration project B is to:~~

~~1. Support agriculture and synergistic development of adult beverage facilities  
in order to boost agritourism and the Sammamish valley's reputation as a food and adult  
beverage destination;~~

~~2. Enable the county to determine if the number of special events held at adult  
beverage facilities can be increased while maintaining the core functions and purposes of  
the Rural Area and Agricultural zones;~~

~~3. Identify the impacts and benefits of adult beverage industry special events  
in Rural Area and Agricultural zoned communities including Agricultural Production  
Districts, properties where the demonstration projects are located, and surrounding areas;~~

~~4. Provide an opportunity for additional exposure for locally sourced and  
produced agricultural products; and~~

~~5. Identify and evaluate potential changes to countywide land use regulations to  
support the development of additional areas of unincorporated King County that may  
benefit from growth in agritourism.~~

~~B. A special event demonstration project shall only be implemented on a site~~

**Commented [AE86]:** Eliminates special event demonstration project B



identified in Attachment B to this ordinance.

~~C. As part of the demonstration project B, the permitting division may, for a winery, brewery, distillery facility III, consolidate temporary use review for special events under K.C.C. 21A.32.100 through 21A.32.140, with conditional use review under K.C.C. 21A.44.040, and applicable to those uses under K.C.C. 21A.08.080;~~

~~D.1. Demonstration project B applications shall include review of:~~

~~a. a conditional use permit, or conditional use permit modification or expansion, for a winery, brewery, distillery facility III; and~~

~~b. a temporary use permit for special events associated with the winery, brewery, distillery facility III.~~

~~2. The joint conditional use permit and temporary use permit application shall include a request in writing to apply for the special event demonstration project, together with supporting documentation and must illustrate how the proposal meets the criteria in subsection F. and G. of this section and the criteria in K.C.C. 21A.44.020 and 21A.44.040.~~

~~3. As part of the joint conditional use and temporary use permit review process, the applicant shall be required to pay all required fees for a conditional use permit. The temporary use permit fees in K.C.C. 27.10.170.D. shall be waived for the joint permit review process.~~

~~4. An application for a special event demonstration project under this section shall be reviewed as a Type II land use decision in accordance with K.C.C. 20.20.020. As part of the joint conditional use and temporary use permit review, the review procedures in K.C.C. chapters 20.20, 20.44 and 21A.42 shall be applied, and compliance with K.C.C.~~



~~21A.44.020 and K.C.C. 21A.44.040 shall be met.~~

~~5. Any deadline in this subsection shall be adjusted to include the time for appeal of all or any portion of the project approval.~~

~~E. The department of local services, permitting division, shall administer the demonstration project, and shall approve or deny the special event demonstration project under this section as part of a joint conditional use permit and temporary use permit based upon compliance with subsections F. and G. of this section. Approval or denial of a special event demonstration project shall not be construed as applying to any other development application either within the demonstration project area or elsewhere in the county, and shall not render uses authorized under this section "otherwise permitted in the zone" under K.C.C. 21A.32.100.A.~~

~~F.1. A special event demonstration project shall be subject to all King County Code provisions except that permitting division may waive the following development regulations during the joint conditional use permit and temporary use permit review:~~

~~a. K.C.C. 21A.32.100 through 21A.32.140; and~~

~~b. K.C.C. 21A.08.080.B.12.1.;~~

~~2. A temporary use permit approved under this demonstration project may be renewed to four times annually in accordance with K.C.C. 21A.32.120.D. After a special event demonstration project temporary use permit expires, the permitting division shall review any subsequent temporary use permit application for the demonstration project site in accordance with all applicable temporary use review processes and any future events shall be subject to all regulations in place at the time a complete application is submitted.~~



~~———— G. Approval of a special event demonstration project authorized by this section shall impose conditions regarding:~~

~~———— a. the number of guests allowed for a temporary use, which shall be subject to building occupancy limits, but in no case more than two hundred fifty guests;~~

~~———— b. parking limits or parking plan;~~

~~———— c. the number of events allowed per year, which shall occur on no more than sixty days per year; and~~

~~———— d. reasonable measures to provide notification to the permitting division and the public on the time, date, duration and size of special events authorized under the demonstration project, which could include, but is not limited to, posting the information on the operator's website or on site.~~

~~———— 2. During the duration of the special event demonstration project, and only for the purposes of the special event demonstration project, parcels within the special event demonstration project area identified in Attachment B to this ordinance may not be consolidated to meet the minimum lot size required for a winery, brewery, distillery facility III.~~

~~———— 3. Special event demonstration projects shall be consistent with general health, safety and public welfare standards, and shall not violate state or federal law.~~

~~———— H. Special event demonstration project applications shall be accepted by the permitting division for three years from the effective date of this ordinance. Complete applications submitted before the end of the three years shall be reviewed and decided on by the permitting division.~~

~~———— I. Beginning one year after the effective date of this ordinance, and each year for~~



four years thereafter, the executive shall prepare and transmit to the council preliminary evaluations of special event demonstration project B. These preliminary evaluation reports shall include:

- 1. A list of demonstration project applications submitted, reviewed and decided;
- 2. Comments received from neighboring residents, including code complaints, if any, related to the applications received and approved, or the demonstration project;
- 3. Comments received from neighboring cities and community service areas;
- 4. Comments received from project applicants attempting to utilize the demonstration project, including the application and review process, and the criteria for approving special event demonstration projects;
- 5. Comments received from customers of the project applicants' businesses;
- 6. A description of known interactions or relationships between projects approved under the demonstration project and nearby agricultural users and lands, such as additional exposure for local agricultural products;
- 7. An inventory of remaining parcels or properties available for development under the demonstration project;
- 8. A description of the number and size of the events and the parking plans approved through the joint conditional use permit and temporary use permit process; and
- 9. Any known recommended code changes that would further the purposes of the demonstration project.

J. Within ninety days of five years after the effective date of this ordinance, the permitting division shall prepare a draft final report and proposed permanent code changes, that includes the information compiled under subsection I. of this section, and



includes the following:

1. Evaluation of water use by winery, brewery, distillery facility III uses, including special event uses, including amount of water used, impacts to watershed basins, if any, impacts to public water systems, if any, and whether the se facilities should be requiredment to connect to a Group A or Group B system should continue;
2. Evaluation of the parking requirements, including whether the parking ratios required in K.C.C. chapter 21A.18 for production facilities, associated tasting rooms, and special events provide sufficient, but not excessive, parking;
3. Outreach to those applicants with projects approved through the demonstration project, with requested information to include, at a minimum:
  - a. when they were approved by the permitting division;
  - b. when they opened subsequent to that approval;
  - c. whether they are still operating at the time of the final report; and
  - d. any recommendations on final regulations;
4. An evaluation of the requirements for temporary use permits for special events for all winery, brewery, distillery facilities, home occupations, home industries, and remote tasting rooms. This shall include, at a minimum:
  - a. an evaluation of the minimum requirements for obtaining a temporary use permit established in K.C.C. 21A.32.100 and 21A.32.120, and whether they should be modified;
  - b. an evaluation of what is considered an "industry standard event" for a winery, brewery, distillery facility or remote tasting room. As a guideline, an "industry standard event" may mean an event that is essential to the operation of the business and is



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~~directly related to the business, such as a release party or dinner for club members. The evaluation shall include recommendations on what types of industry standard events should require a temporary use permit, based on the scale of the event or any other factor the executive deems relevant;~~

~~——— e. an evaluation of what is not an "industry standard event," such as renting out space for an event that is unrelated to the business. Those types of events typically require a temporary use permit;~~

~~——— d. a recommended set of specific temporary use permit triggers related to special events for winery, brewery, distillery facilities, nonconforming home occupations and home industries and remote tasting rooms;~~

~~——— e. a recommendation of the maximum number of special events that should be allowed for winery, brewery, distillery facilities, nonconforming home occupations and home industries and remote tasting rooms;~~

~~——— f. a description of the current temporary use permit review process, and an evaluation of and recommendations for simplification of the temporary use permit review process, including, but not limited to, code requirements, internal process and procedures, and fees;~~

~~——— g. an evaluation of the current two per year limit on events that may be held without a permit, and whether that limitation should be modified;~~

~~——— h. an evaluation of the limits on the number of guests in K.C.C. 21A.32.120, and whether those limitations should be modified; and~~

~~——— i. an evaluation of the public notice requirements for special events allowed for winery, brewery, and distillery facilities, and whether those requirements should be~~



modified;

5. Evaluation of the consolidated permit review process, including permit review timelines for the demonstration project applications compared to review times for similar types of projects that do not use the demonstration project allowance for consolidated review under this section, the cost to the applicant and the cost for the county to administer and review the demonstration project applications;

6. Evaluation of stormwater and surface water issues within Overlay B, impacts on downstream properties and agricultural land, and potential remedies for identified stormwater and surface water issues; and

7. A recommendation on permanent code changes, or further demonstration project requirements, regarding special events.

K. The permitting division shall include a public comment period for the draft evaluation described in subsection J. of this section. The public comment period shall be at least forty five days beginning with the date of publication in the newspapers of record for the demonstration project areas identified in Attachment B to this ordinance. As part of the public comment period, the permitting division shall:

1. Publish notice of the draft evaluation's availability in each newspaper of record, including locations where the draft evaluation is available;

2. Send notice and request for comment to the water districts for the demonstration project areas identified in Attachment B to this ordinance;

3. Request comments from any developer that has applied for approval under the demonstration project;

4. Provide a copy at the local libraries for the demonstration project areas



identified in Attachment B to this ordinance;

5. Post an electronic copy on the permitting division's website; and

6. Send electronic notice to the clerk of the council, who shall retain the original email and provide an electronic copy to all councilmembers, the council chief of staff and the lead staff for the local services, regional roads and bridges committee, or its successor.

L. After the public comment period has ended, the permitting division shall prepare a final evaluation of the special event demonstration project B, incorporating or responding to the comments received. Within sixty days of the end of the public comment period, the executive shall file a final evaluation report, a motion that should accept the report, and an ordinance that implements any proposed permanent code changes.

M. For each preliminary evaluation, and the final report and proposed legislation, the reports shall be filed in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff and the lead staff for the local services, regional roads and bridges committee, or its successor.

SECTION 3229. Ordinance 13623, Section 37, as amended, and K.C.C. 23.32.010 are ~~each~~ hereby amended to read as follows:

A.1. Civil fines and civil penalties for civil code violations shall be imposed for remedial purposes and shall be assessed for each violation identified in a citation, notice and order, voluntary compliance agreement or stop work order pursuant to the following schedule:



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a. citations, except for winery, brewery, distillery facility I,

II and III and remote tasting room:

- |  |   |
|--|---|
| (1) with no previous similar code violations   | \$100                                   |
| (2) with no previous code violations of K.C.C. chapter 12.86 within the past twelve months   | \$125                                   |
| (3) with one previous code violation of K.C.C. chapter 12.86 within the past twelve months   | \$250                                   |
| (4) with one or more previous similar code violations, or with two previous code violations of K.C.C. chapter 12.86 within the past twelve months            | \$500                                   |
| (5) with two or more previous violations of K.C.C. Title 10, or three or more previous code violations of K.C.C. chapter 12.86 within the past twelve months | Double the rate of the previous penalty |

b. citations for violations of winery, brewery, distillery facility I, II and III and remote tasting room zoning conditions, including but not limited to unapproved events:

- |  |         |
|--|---------|
| (1) with no previous similar code violations <u>within the past twelve months;</u>   | \$500   |
| (2) with one or more previous similar code violations within the past twelve months; | \$1,000 |

c. violation of notice and orders and stop work orders:

- |                                   |       |
|-----------------------------------|-------|
| (1) stop work order basic penalty | \$500 |
|-----------------------------------|-------|

Commented [AE87]: Adds timeframe to what citation would be charged



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(2) voluntary compliance agreement and notice and order \$25  
basic penalty

(3) additional initial penalties may be added in the  
following amounts for violations where there is:

- |  |      |
|--|------|
| (a) public health risk                                   | \$15 |
| (b) environmental damage risk                            | \$15 |
| (c) damage to property risk                              | \$15 |
| (d) one previous similar code violation                  | \$25 |
| (e) two previous similar code violations                 | \$50 |
| (f) three or more previous similar code violations       | \$75 |
| (g) economic benefit to person responsible for violation | \$25 |

~~((e))~~ d. cleanup restitution payment: as specified in  
K.C.C. 23.02.140.

~~((f))~~ e. reinspection following the issuance of a notice and  
order, if the violation has not been abated in accordance with  
the notice and order:

(1) first reinspection, which shall occur no sooner than \$150  
the day following the date compliance is required by the  
notice and order

(2) second reinspection, which shall occur no sooner than \$300  
fourteen days following the first reinspection

(3) third reinspection, which shall occur no sooner than \$450  
fourteen days following the second reinspection



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(4) reinspection after the third reinspection, which shall \$450  
only be conducted immediately preceding an administrative  
or court ordered abatement or at the direction of the  
prosecuting attorney for the purpose of presenting evidence in  
the course of litigation or administrative hearing against the  
person responsible for code compliance

2701 2. For the purposes of this section, previous similar code violations that can  
2702 serve as a basis for a higher level of civil penalties include violations of the same chapter  
2703 of the King County Code. Any citation, stop work order or notice and order previously  
2704 issued by the department shall not constitute a previous code violation for the purposes of  
2705 this section if that stop work order or notice and order was appealed and subsequently  
2706 reversed.

2707 B. The penalties assessed pursuant to this section for any failure to comply with a  
2708 notice and order or voluntary compliance agreement shall be assessed daily, according to  
2709 the schedule in subsection A of this section, for the first thirty days following the date the  
2710 notice and order or voluntary compliance agreement required the code violations to have  
2711 been cured. If after thirty days the person responsible for code compliance has failed to  
2712 satisfy the notice and order or voluntary compliance agreement, penalties shall be  
2713 assessed daily at a rate of double the rate for the first thirty days. Penalties may be  
2714 assessed daily until the person responsible for code compliance has fully complied with  
2715 the notice and order.

2716 C. Penalties based on violation of a stop work order shall be assessed, according  
2717 to the schedule in subsection A. of this section, for each day the department determines



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that work or activity was done in violation of the stop work order.

D. Citations and cleanup restitution payments shall only be subject to a one-time civil penalty.

E. The director may suspend the imposition of additional civil penalties if the person responsible for code compliance has entered into a voluntary compliance agreement. If the person responsible for code compliance enters into a voluntary compliance agreement and cures the code violations, the director may also waive all or part of the accrued civil penalties in accordance with K.C.C. 23.32.050. Penalties shall begin to accrue again pursuant to the terms of the voluntary compliance agreement if any necessary permits applied for are denied, canceled or not pursued, or if corrective action identified in the voluntary compliance agreement is not completed as specified.

F. The civil penalties in this section are in addition to, and not in lieu of, any penalties, sanctions, restitution or fines provided for in any other provisions of law.

SECTION 30. Map Amendment #2 is hereby adopted, as shown in Attachment B to this ordinance.

SECTION 313. A. The executive shall transmit a an efficacy evaluation report, proposed motion and proposed ordinance that evaluates the efficacy of the regulations for adult beverage businesses, including winery, brewery, distillery facilities, ~~and~~ remote tasting rooms and nonconforming home occupations and home industries, adopted as part of this ordinance, and any recommended changes to the regulations and the rationale for those recommended changes. The efficacy evaluation report shall include, at a minimum:

1. A list of all adult beverage businesses with valid business licenses as of five years from the effective date of this ordinance;

**Commented [AE88]:** Allows remote tasting rooms as permitted use in CB zoning of Vashon Rural Town

**Commented [AE89]:** Modifies the efficacy evaluation to:

1. Include evaluation of regulations on existing businesses – including information on businesses licenses, permit applications, and code enforcement complaints.
2. Include recommended code changes to development conditions, including citation and civil infractions, parking, hours of operation for tasting rooms, temporary use permits for special events, and product content requirements for the A zone.



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2741 2. A list of adult beverage businesses permit applications submitted, reviewed  
2742 and decided in the prior five years, including the date of original submittal, date of  
2743 complete application, date and type of final decision whether approved or denied and  
2744 categorization of typical conditions were applied;

2745 3. A list of all code enforcement complaints filed against adult beverage  
2746 businesses over the prior five years, including the final resolution of resolved cases and  
2747 the status of open cases; and

2748 4. An evaluation of and recommendations for changes to the following  
2749 development conditions, if any, and the rationale for the proposed change or for  
2750 maintaining the development condition as adopted by this ordinance;

2751 a. Citation and civil fine structure adopted in K.C.C. 23.32.010 for adult  
2752 beverage businesses;

2753 b. Parking requirements, including the minimum required and the maximum  
2754 allowed;

2755 c. Hours of operation for tasting rooms associated with production facilities  
2756 and remote tasting rooms;

2757 d. Temporary use permit criteria related to special events for adult beverage  
2758 businesses, including the criteria for and minimum requirements of and obtaining a  
2759 temporary use permit established in K.C.C. 21A.32.100 and 21A.32.120, and the public  
2760 notice requirements; and

2761 e. Product content requirement in the A zone, including the growth on-site  
2762 requirements and the agricultural accessory use language adopted by this ordinance.

2763 1. An evaluation of the effectiveness of the citation and civil fine structure in

Commented [AE90]: Moved into revised efficacy evaluation.



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K.C.C. 23.32.010 adopted for winery, brewery, distillery and remote tasting room uses as part of this ordinance, and a recommended citation and civil fine structure, if the evaluation finds that the current structure is not effective or could be modified to increase effectiveness;

2. An evaluation of the impacts that urban uses within urban growth area have on rural character and adjacent rural areas outside the urban growth area, and recommendations for how to reduce impact of those urban uses;

**Commented [AE91]:** Removed evaluation of impacts of urban uses on rural character/areas.

3. Analysis of product content requirement adopted as part of this ordinance for winery, brewery distillery facilities in the Agriculture zone. Include, at a minimum, an evaluation of requiring sixty percent of product content to be grown on-site, sixty percent of product content to be grown in Puget Sound Counties, or allowing these facilities as agricultural accessory uses in accordance with WAC 365-196-815, and a recommendation for how these facilities should be regulated in the Agriculture zone to comply with the requirements for agricultural production areas under the Growth Management Act; and

**Commented [AE92]:** Moved into revised efficacy evaluation

4. Analysis of winery, brewery, distillery facility I as interim use

**Commented [AE93]:** WBD I interim use removed from the code.

B. This efficacy evaluation report shall have a public comment period in conjunction with that required for the final evaluation in section 28 of this ordinance.

**Commented [AE94]:** Allows for public comment on efficacy evaluation to be in conjunction with the public comment period required for the demonstration project.

C. The efficacy evaluation report and proposed ordinance shall be transmitted to the council with a motion that should accept the report and a proposed ordinance making recommended code changes, concurrently with the final evaluations required in sections 29 and 31 of this ordinance, in the form of a paper original and an electronic copy to the clerk of the council, who shall retain the original and provide an electronic copy to all



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councilmembers, the council chief of staff and the lead staff for the local services,  
regional roads and bridges committee, or its successor.

**SECTION 324. Severability.** If any provision of this ordinance or its application  
to any person or circumstance is held invalid, the remainder of the ordinance or the  
application of the provision to other persons or circumstances is not affected."

Strike Attachment A, Map Amendment #1-Remote Tasting Room Demonstration Project  
A dated March 11, 2019, and insert Attachment A, Map Amendment #1-Remote Tasting  
Room Demonstration Project A dated June 12/September 16, 2019  
The clerk of the council is instructed to insert the final enactment number in Attachment  
A where the Proposed Ordinance number is referenced.

**Commented [AE95]:** New Attachment A, removes Vashon-Maury Island and Fall City from Overlay A

Strike Attachment B, Map Amendment #2-Special Event Demonstration Project B dated  
March 11, 2019, and insert Attachment B, Map Amendment #2-Special Event  
Demonstration Project B dated June 12, 2019/Modifying P-Suffix VS-P29 Vashon Town  
Plan – Restricted Uses for CB Zoned Properties

**Commented [AE96]:** Eliminate Overlay B

**Commented [AE97]:** New Attachment B to modify P-suffix for CB zones in Vashon Rural Town

**EFFECT:** This striking amendment makes substantive, clarifying and technical changes,  
including:

Substantive/Policy Changes

1. WBD I Interim Use in the A zone is removed from the permitted use tables.  
Associated changes to business license requirements, definitions, special  
events/TUP, and evaluation are also removed.
2. Modifies the business license section to:
  - a. Allow existing businesses, subject to criteria, to establish their previous  
compliance with the zoning code in order to obtain legal nonconforming  
status. These businesses are required to submit documentation with their



- 2816 first business license. The first business license will be good for six  
 2817 months, with a six month extension possible if they have made progress in  
 2818 demonstrating past compliance.
- 2819 b. Give Permitting the authority to deny a business license based on
  - 2820 noncompliance with the Zoning Code.
  - 2821 c. Modify the appeal period for business licenses to be consistent with other
  - 2822 kinds of zoning appeals.
- 2823 3. WBD I in RA zone:
- 2824 a. Use is moved from a residential accessory use to a permitted use in the
  - 2825 Manufacturing Land Use Table.
  - 2826 b. Reference to "nonresident employee" removed.
  - 2827 c. Allows one parking stall on-site.
  - 2828 d. Prohibits on-site sales and tasting.
  - 2829 e. Provides additional clarification for special events – 2 per year, maximum
  - 2830 50 guests, no permit required.
- 2831 4. WBD II and III
- 2832 a. In A zone, limits conversion of agricultural land to less than 1 acre for
  - 2833 nonagricultural accessory uses.
  - 2834 b. In A and RA zones:
  - 2835 i. Limits on-site tasting and retail sales to 15% of the aggregated
  - 2836 floor area.
  - 2837 ii. Requires that access be from an arterial (or public roadway for
  - 2838 WBD II in RA zone with a CUP).
  - 2839 iii. Sets maximum parking at 150% of the minimum required.
  - 2840 iv. Removes language regarding nonconforming status of existing
  - 2841 parking spaces.
  - 2842 v. For WBD III, eliminates allowance for 8,000 square feet of
  - 2843 underground storage.
  - 2844 vi. For WBD III, removes allowance to connect to a Group B water
  - 2845 system. Only Group a water system connection would be allowed.
- 2846 5. All WBDs:
- 2847 a. Removes option to reduce 75' setback from RA and R zones to 25' with
  - 2848 screening and a CUP.
  - 2849 b. In A and RA zones
  - 2850 i. Requires one of the two stages of production to be crushing,
  - 2851 fermenting, or distilling.
  - 2852 ii. Limits impervious surface to a maximum of 25%, or the maximum
  - 2853 allowed by the underlying zoning, whichever is less.
- 2854 6. Home Occupations and Home Industries:
- 2855 a. Allows the existing business with a liquor license from the state LCB as of
  - 2856 the effective date of this ordinance (rather than January 1, 2019) to have
  - 2857 the opportunity to demonstrate nonconformance.
  - 2858 b. Tightens language to avoid loopholes.
  - 2859 c. Removes language allowing businesses 1-year to come into conformance
  - 2860 with home occupation or home industry standards.



- d. Removes language for home industries to obtain legal nonconforming status, and recognizes that vested CUP applications should be treated as nonconforming (if approved).
- 7. Modifies the Fall City business district overlay to allow remote tasting rooms on the ground floor of the CB zoned land in the Fall City Rural Town.
- 8. Remote tasting room demonstration project A:
  - a. Remove Vashon Rural Town and Fall City Rural Town CB zoning from demonstration project.
  - b. Clarify the purpose section, business license requirements, and special event allowance.
  - c. Modifies evaluation requirements to
    - i. Eliminate requirement for annual transmittal to Council. Post to website instead with email to clerk of the Council.
    - ii. Adds requirements in annual evaluation to include date of submittal, complete application, and decision date and type
    - iii. Removes requirements in annual evaluation for reporting on comments made by the community, known interactions between demonstration project applicants and nearby agricultural users and land, inventory of available properties, and recommended code changes
    - iv. For final evaluation, require that the evaluation include whether the purposes of the demonstration project have been fulfilled by the demonstration project, and recommended permanent code changes.
- 9. Eliminates special event demonstration project B.
- 10. Modifies VS-P29, allowing remote tasting rooms as a permitted use in CB zone in the Vashon Rural Town.
- 11. Modifications to efficacy evaluation:
  - a. Include evaluation of regulations on existing businesses – including information on businesses licenses, permit applications, and code enforcement complaints/violations.
  - b. Include recommended code changes to development conditions, including citation and civil infractions, parking, hours of operation for tasting rooms, temporary use permits for special events, and product content requirements for the A zone.
  - c. Removes evaluation of the impact of urban uses within UGA have on rural character of adjacent rural areas outside the UGA
  - d. Specifies that public comment period for the efficacy evaluation occur in conjunction with the public comment period for the remote tasting room demonstration project.

#### Clarifying

- 12. Modifications to Findings:
  - a. Reflect other substantive changes and add additional context.
  - b. Adds new Findings regarding water use, retail sales and tasting, and special district overlays.



ATTACHMENT 8

- 2907 13. Definitions: modifies definition for WBD I, II and III to add "distilling" as a step  
2908 in the production process.  
2909 14. WBDs in A zone: adds in missing language so that WBD III in A zone are  
2910 allowed as an accessory to a primary agricultural use.  
2911 15. Industrial zone: clarifies that wineries are not allowed.  
2912 16. For criteria of events that require a temporary use permit, clarify that events that  
2913 require traffic control or extend beyond allowed hours of operation will require a  
2914 temporary use permit.  
2915 17. For citations, clarifies the timeframe (1 year) for citing a first time violation,  
2916 rather than subsequent violations.  
2917  
2918 Technical  
2919  
2920 18. Corrects references to King County Comprehensive Plan Policies.  
2921 19. Corrects capitalization, punctuation, and typographical errors.  
2922 20. Makes code reviser edits.



## Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations Summary of Balducci Striker for COW 9/16/19

### Substantive Changes

As Recommended by LSRRB	Balducci striker changes
<p>Prohibit WBDs and remote tasting rooms as <u>home occupations and home industries</u>. Allow grandfathering for legally established home occupations and home industries within one year of effective date of ordinance. Require a business license for existing, nonconforming home occupations and home businesses.</p> <p>In supplemental appropriation (PO 2019-0114), add technical assistance for determining grandfathering, aid with conversion to new WBD facility categories, and enforcement.</p>	<p>Edits to tighten language and avoid unintended consequences.</p> <p>Removes 12-month period for home occupations to come into compliance with the home occupations requirements. Home occupations will have 12-months to document their previous compliance.</p> <p>Removes 12-month compliance period allowance for home industries.</p>
<p>New chapter in Title 6 – <u>business licenses</u></p> <p>Adds a definition for adult beverage business:</p> <p>An adult beverage business means a winery, brewery, distillery or cidery, and remote tasting rooms for any of those businesses.</p> <p>Adds a new requirement to get a business license for wineries, breweries, and distilleries, and remote tasting rooms.</p> <p>The business license fee would be \$100 for initial and renewal of licenses.</p>	<p><u>Compliance Period</u></p> <p>Adds language requiring existing businesses attempting to demonstrate past compliance to submit documentation with first business license application.</p> <p>Allows a single, 6-month, County business license to be issued to existing businesses attempting to demonstrate compliance. This first license could be extended for an additional 6 months if the business demonstrated that they were making substantial steps to prove compliance. Subsequent County business license would not be issued unless that business demonstrates their legal nonconforming use status, the director has determined there have been substantial steps toward compliance, or it complies with the zoning regulations adopted in this ordinance.</p> <p><u>Denial of License</u></p> <p>Adds a provision that allows the Permitting Division to deny a business license if the business does not comply with the Zoning Code. Modifies appeal period for adult beverage business license to provide process consistency with other types of zoning appeals.</p>



## Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations Summary of Balducci Striker for COW 9/16/19

As Recommended by LSRRB	Balducci striker changes
<p>Adds a <u>remote tasting room demonstration project A</u>.</p> <ul style="list-style-type: none"> <li>• Administrative approval by Permitting – as a Type I land use decision</li> <li>• May apply for approval in conjunction with business license application or building permit application</li> <li>• Allowed uses under the demonstration project limited to remote tasting room.</li> <li>• Adds criteria for remote tasting room: <ul style="list-style-type: none"> <li>○ One or more WBD I, II or III may operate</li> <li>○ Total space for tasting and retail is 1,000sf not including storage, restroom, nonpublic uses</li> <li>○ Additional 500sf of outdoor space allowed</li> <li>○ Incidental retail sales of products related to products tasted allowed</li> <li>○ Hours of operation M-Th 11am-7pm, F-S 11am-9pm</li> <li>○ Need a business license</li> <li>○ Need a liquor license</li> <li>○ Events limited to 2 per year, no more than 50 people</li> <li>○ Off-street parking maximum of 1 space per 50 sf of tasting and retail area</li> </ul> </li> <li>• Only allowed in area identified in Attachment A to ordinance, including CB zoning within the Vashon Rural Town, CB zoning within the Fall City Rural Town, and an area in the Sammamish Valley.</li> <li>• Must be consistent with general health, safety and welfare and not violate state or federal law.</li> <li>• Supersedes other variance, modification and waiver criteria in Title 21A.</li> <li>• Projects can apply for approval under Demonstration project A for 3 years from effective date of the ordinance.</li> <li>• Annually for 4 years, Executive prepares preliminary evaluations that includes: applications submitted; comments from neighbors, including code complaints; comments from neighboring cities and community service areas; comments from project applicants; comments from customers; description of known interactions between demonstration</li> </ul>	<ul style="list-style-type: none"> <li>• Adds clarity to purpose statement, business license requirement</li> <li>• Eliminate Vashon Rural Town CB zoning and Fall City Rural Town CB zoning from demonstration projects. Modify the SDO for Fall City CB zoning to allow remote tasting room as a permitted use. Modify P-suffix condition for Vashon rural Town CB Zoning to allow remote tasting rooms as a permitted use</li> <li>• Clarifies that limitation on events (2 per year, max 50 guests, no permit required) is for all proprietors on a single site.</li> </ul> <p>Evaluation</p> <ul style="list-style-type: none"> <li>• Eliminate requirement for annual transmittal to Council. Post to website instead with email to clerk of the Council.</li> <li>• Adds requirements in annual evaluation to include date of submittal, complete application, and decision date and type</li> <li>• Removes requirements in annual evaluation for reporting on comments made by the community, known interactions between demonstration project applicants and nearby agricultural users and land, inventory of available properties, and recommended code changes</li> <li>• For final evaluation, require that the evaluation include whether the purposes of the demonstration project have been fulfilled by the demonstration project, and recommended permanent code changes.</li> </ul>



## Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations Summary of Balducci Striker for COW 9/16/19

As Recommended by LSRRB	Balducci striker changes
<p>projects and nearby agricultural users and lands; inventory of remaining parcels available for use under the demonstration project; and known recommended could changes.</p> <ul style="list-style-type: none"> <li>• Final evaluation starts after 5 years of the demonstration project. Includes a draft and final report and proposed ordinance, public comment period</li> <li>• Final evaluation includes items in preliminary evaluations, and evaluation of: parking requirements; industry standard tasting room hours; outreach to and evaluation of projects approved under the demonstration project; permit review timelines; recommended permanent code changes or further demonstration project requirements.</li> </ul>	
<p>Adds a <u>special events demonstration project B</u>.</p> <ul style="list-style-type: none"> <li>• Only allowed in area identified in Attachment B to ordinance, in an area in the Sammamish Valley.</li> <li>• Overlay B allows consolidated review of CUP for WBD III and the first TUP for that business.</li> <li>• Project applicant pays full cost for CUP, and no extra fees for TUP</li> <li>• Project reviews follow Type II process, including SEPA for the consolidated review</li> <li>• Administrative approval by Permitting</li> <li>• Waives requirements in 21A.32.100 through .140; 21A.44.020 and 21A.08.080.B.12.I</li> <li>• TUP follows code requirements (approved for one year, with 4 possible renewals for a total of 5 years). Must get a new TUP at the end of the 5 year, pay full cost and comply with the code in place at the time of complete TUP application filing.</li> <li>• Conditions for demonstration projects include: maximum number of guests allowed, up to 250 guests; parking; number of events, up to 60 days per year; and notification of events to Permitting and the public.</li> <li>• During the demonstration period properties in overlay B cannot be consolidate to create a winery III.</li> </ul>	<p>Eliminates special events demonstration project B</p>



## Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations Summary of Balducci Striker for COW 9/16/19

As Recommended by LSRRB	Balducci striker changes
<ul style="list-style-type: none"> <li>• Must be consistent with general health, safety and welfare, and not violate state or federal law.</li> <li>• Projects can apply for approval under Demonstration project B for 3 years from effective date of the ordinance.</li> <li>• Annually for 4 years, Executive prepares preliminary evaluations that includes: applications submitted; comments from neighbors, including code complaints; comments from neighboring cities and community service areas; comments from project applicants; comments from customers; description of known interactions between demonstration projects and nearby agricultural users and lands; inventory of remaining parcels available for use under the demonstration project; and known recommended could changes.</li> <li>• Final evaluation starts after 5 years of the demonstration project. Includes a draft and final report and proposed ordinance, public comment period</li> <li>• Final evaluation includes items in preliminary evaluations, and evaluation of: water use; parking requirements; outreach to and evaluation of projects approved under the demonstration project; minimum requirements for a temporary use permit (triggers), industry standard event versus what is not, and what should require a TUP required; permit review timelines; stormwater and surface water impacts; and recommended permanent code changes or further demonstration project requirements.</li> </ul>	



**Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations  
Summary of Balducci Striker for COW 9/16/19**

As Recommended by LSRRB	Balducci striker changes
<p>Add an efficacy evaluation – at the end of the 5 years, in conjunction with the studies done for the demonstration projects.</p> <ul style="list-style-type: none"> <li>• Analysis of effectiveness of citation and civil fine structure in 23.32.010.</li> <li>• Analysis of impact urban uses within UGA have on rural character of adjacent rural areas outside the UGA and provide recommendations to reduce impact of those urban uses.</li> <li>• Analysis of product content requirement (60% onsite, Puget Sound Counties, or ag accessory use).</li> <li>• Analysis of effectiveness of TUP triggers in KCC 21A.32.100.</li> <li>• Analysis of WBD I as interim use in A zone.</li> </ul>	<p>Modifications to efficacy evaluation:</p> <ul style="list-style-type: none"> <li>• Include evaluation of regulations on existing businesses – including information on businesses licenses, permit applications, and code enforcement complaints/violations.</li> <li>• Include recommended code changes to development conditions, including citation and civil infractions, parking, hours of operation for tasting rooms, temporary use permits for special events, and product content requirements for the A zone.</li> </ul> <p>Removes evaluation of the impact of urban uses within UGA have on rural character of adjacent rural areas outside the UGA</p> <p>Removes reference to evaluating WBD I interim use in A zone</p> <p>Specifies that public comment period for the efficacy evaluation occur in conjunction with the public comment period for the remote tasting room demonstration project.</p>



## Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations Summary of Balducci Striker for COW 9/16/19

As Recommended by LSRRB	Balducci striker changes
<p>Modifies the <u>Permitted Land Use</u> tables:</p> <p>Adds WBD I, WBD II, and WBD III to the permitted use table and permits them in multiple zones, either as permitted outright with development conditions or with a conditional use permit with development conditions in several zones.</p> <p>Modifies development conditions for WBD facilities related to minimum lot size, floor area, parking area, setbacks, product content, location of facilities on farmland, tasting hours, site access, business license, events, connection to water supply, growing requirements, and employee maximums.</p> <p>See separate tables on following pages for changes.</p> <p>Removes allowance for WBD I, II, III in UR zone</p> <p>Interim Use Approval:</p> <ul style="list-style-type: none"> <li>• Must be applied for within 5 years of effective date of this ordinance</li> <li>• Good for one year, with up to 4 yearlong renewals (good for a total of 5 years) like for TUP</li> <li>• Use must cease once interim use approval is expired</li> <li>• Subject to same criteria as the TUP</li> <li>• Fee same as TUP</li> <li>• Process as a Type II permit.</li> <li>• Application requirements set by Title 20</li> </ul>	<p>Substantive Changes include:</p> <ul style="list-style-type: none"> <li>• Eliminate WBD I in A zone as interim use.</li> <li>• Eliminates allowance for 8,000sf of underground storage for WBD III in A and RA zones</li> <li>• For all WBD in A and RA zones, limits impervious surface to a maximum of 25% or what the underlying zoning allows, whichever is less</li> <li>• Requires WBD III in A and RA zone to connect to Group A water systems (eliminating option to connect to Group B)</li> <li>• For WBD I in RA zone, prohibits on-site tasting and retail sales</li> <li>• For WBD II and III in A and RA zone, limits on-site tasting and retail sales to 15% of the aggregated floor area</li> <li>• For WBD II and III in A zone, limits conversion of agricultural land to less than 1 acre for nonagricultural accessory uses</li> <li>• For all WBD in A and RA zones, requires one of the two stages of production to be crushing, fermenting or distilling.</li> <li>• For all WBDs, eliminates option to reduce, with a CUP, the setback from R and RA zones</li> <li>• For WBD I in RA zone, allows one on-site parking stall for the use.</li> <li>• Eliminates grandfathering of existing parking spaces.</li> <li>• For WBD II and III in A and RA zones, parking maximum is 150% of the minimum required.</li> </ul>



## Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations Summary of Balducci Striker for COW 9/16/19

### Other Changes

As Recommended by LSRRB	Balducci striker changes
Findings included	Additional/modified Findings regarding: <ul style="list-style-type: none"> <li>• SO-120, agricultural protection buffer</li> <li>• Water facilities</li> <li>• Retail sales and tasting of products as accessory to production</li> <li>• Remote tasting room demonstration project (removal of Fall City and Vashon Rural Towns)</li> </ul>
Adds a <u>definition for remote tasting room</u>	none
Adds a <u>definition for winery, brewery, distillery facility I</u>	Adds distilling to the definition as a step in the production process.
Adds a <u>definition for winery, brewery, distillery facility I interim use permit</u>	Eliminate definition
Adds a <u>definition for winery, brewery, distillery facility II</u>	Adds distilling to the definition as a step in the production process.
Adds a <u>definition for winery, brewery, distillery facility III</u>	Adds distilling to the definition as a step in the production process.
Modifies <u>parking requirements</u> :  Requires for WBD II and III facilities, 0.9 per 1,000 square feet plus 1 per 300 square feet of tasting and retail area  Requires for remote tasting rooms, 1 per 300 square feet of tasting and retail areas	None
Modifies <u>temporary use permit</u> requirements:	For WBD I in the RA zone, specify citation for special events to K.C.C. 21A.32.120.B.6 which allows 2 events per year with a maximum of 50 guests.



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As Recommended by LSRRB	Balducci striker changes
<p>For WBD II and III in A zones, events limited to 2 per month and all parking must be accommodated on site or through a plan approved by the director.</p> <p>For WBD II and III in RA zones, events limited to 24 within a one-year period and all parking must be accommodated on site or through a plan approved by the director.</p> <p>For WBD II in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 150 guests.</p> <p>For WBD III in A and RA zones, consider building occupancy limits and parking limitations during permit review, shall condition the number of guests and shall not be more than 250 guests.</p> <p>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</p> <p>WBD II and III in other zones are allowed 60 days a year</p> <p>No events for WBD I interim use permit in A zone</p> <p>Add language that specifies when a TUP is required. Include events that exceed the building occupancy, that use portable toilets, off-site parking or parking beyond the maximum, temporary stages, temporary tents or canopies that require a permit, traffic control in public rights-of-way, or extends beyond stated hours of operation. (added to K.C.C. 21A.32.100)</p>	<p>Removes reference to WBD I Interim Use</p> <p>For criteria of events that require a temporary use permit, clarify that it is events that require traffic control (rather than utilizes traffic control), and that the event extends beyond the allowed hours of operation (rather than stated hours)</p>
<p>Modifies <u>citation penalty</u>:</p> <p>Adds specific citations for WBD I, II, II and remote tasting rooms: \$500 for first violation, and \$1,000 for subsequent violations.</p>	<p>None</p>



## Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations Summary of Balducci Striker for COW 9/16/19

### Manufacturing Table – Agriculture and Rural Area – Production Facilities

Type of Permit	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
<b>A zone</b>	Allow in A zones as a residential accessory use, accessory to a primary ag use, and for an interim use period of up to 5 years (1 year plus 4 renewals)  Must apply within 5 years of ordinance adoption	Not permitted	Permitted – as an accessory to agricultural use  Use is conditional if setbacks to RA and residential zones are reduced to 25 feet	Removes conditional use option to reduce setback to 25'	Conditional Use	
<b>RA zone</b>	Move WBD I to a residential accessory use. Allow in RA and A zones.  Use is conditional if setbacks to RA and residential zones are reduced to 25 feet	Moved to Manufacturing Land Use table  Permitted – removes limitation for nonresident employee  Removes option for conditional use permit to reduce setbacks to 25'	Permitted Conditional Use		Conditional Use	



**Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations  
Summary of Balducci Striker for COW 9/16/19**

Minimum Lot Size	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
<b>A zone</b>	None	Not permitted	2.5 acres		4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres	
<b>RA zone</b>	None		P and C: 2.5 acres		4.5 acres  Except if floor area is over 6,000 square feet, the minimum lot size is 10 acres	

Maximum Building Size	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
<b>A zone</b>	1,500 sf	Not permitted	3,500 sf (historic buildings maximum is 5,000 sf)		Maximum floor area 8,000 sf; additional 8,000 sf for underground storage	Eliminates 8,000 sf for underground storage
<b>RA zone</b>		1,500 sf				



**Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations  
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Maximum Impervious Surface	As Adopted by LSRRB  A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	Striker Changes	As Adopted by LSRRB  A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)	Striker Changes	As Adopted by LSRRB  WBD III (DC#12)	Striker Changes
		RA zone: WBD I (DC#32)				
<b>A and RA zone</b>	Not specified	Limited to 25% of the site, or the maximum allowed under the zone, whichever is less	Not specified	Limited to 25% of the site, or the maximum allowed under the zone, whichever is less	Not specified	Limited to 25% of the site, or the maximum allowed under the zone, whichever is less

Water	As Adopted by LSRRB  A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	Striker Changes	As Adopted by LSRRB  A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)	Striker Changes	As Adopted by LSRRB  WBD III (DC#12)	Striker Changes
		RA zone: WBD I (DC#32)				
<b>A zone</b>	Not specified	Not permitted	Not specified		Must connect to existing Group A water system, or existing Group B water system if Group A water system not available	Must connect to an existing Group A water system. Adds a cross-reference to K.C.C. 13.24 for definition and limitations of water systems.
<b>RA zone</b>		Not specified				



**Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations  
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<b>On-Site Tasting and Retail</b>	<b>As Adopted by LSRRB</b>	<b>Striker Changes</b>	<b>As Adopted by LSRRB</b>	<b>Striker Changes</b>	<b>As Adopted by LSRRB</b>	<b>Striker Changes</b>
	<b>A zone: WBD I (DC#19) RA zone: WBD I (DC#17)</b>	<b>RA zone: WBD I (DC#32)</b>	<b>A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)</b>		<b>WBD III (DC#12)</b>	
<b>A zone</b>	No tasting allowed  Allow on-site sales of items produced on-site and incidental items.	Not permitted	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm	Tasting and retail are accessory to production use, and limited to 15% of the floor area	Tasting of products produced on-site, and no extra floor area allowed for tasting Hours for on-site tasting: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm	Tasting and retail are accessory to production use, and limited to 15% of the floor area
<b>RA zone</b>	Sammamish Valley: No tastings. Allow on-site sales of items produced on-site and incidental items.  Other areas: Tastings allowed by appointment only. Tastings must occur within these hours: Mon-Th: 11am – 7pm F-Sun: 11am – 9 pm  Allow on-site sales of items produced on-site and incidental items.	Not allowed				



**Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations  
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Access	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
<b>A zone</b>	Direct access from an arterial	Not permitted	Direct access from an arterial	Requires that the WBD use the arterial access	Direct access from an arterial	Requires that the WBD use the arterial access
<b>RA zone</b>	Not specified		P: Direct access from an arterial C: Direct access from public roadway.	P: Requires that the WBD use the arterial access C: Requires that the WBD access a public roadway		



**Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations  
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Production/ Facility Location	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
<b>A zone</b>	Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.  Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Not permitted	Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.  Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Limit conversion of agricultural land to less than 1 acre for nonagricultural accessory uses  Requires one (of two) stage of production to include crushing, fermenting or distilling	Non-agricultural facility uses must be on portion of the property unsuitable for agricultural production purposes.  Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Limit conversion of agricultural land to less than 1 acre for nonagricultural accessory uses  Requires one (of two) stage of production to include crushing, fermenting or distilling
<b>RA zone</b>	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Requires one (of two) stage of production to include crushing, fermenting or distilling.	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Requires one (of two) stage of production to include crushing, fermenting or distilling	Require production to include two or more of the stages of production: crushing, fermentation, barrel or tank aging, or finishing	Requires one (of two) stage of production to include crushing, fermenting or distilling



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Product Content	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
<b>A zone</b>	60% of product to be processed must be grown in Puget Sound Counties.	Not permitted	60% of product to be processed must be grown on site.		60% of product to be processed must be grown on site.	
<b>RA zone</b>	None		None		None	

Setbacks	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
<b>A zone</b>	75 feet from RA and R zones, except historic buildings. Includes parking areas.	Not permitted	75 feet from RA and R zones, except historic buildings. Includes parking areas.	Eliminates option for CUP to reduce setbacks to 25'	75 feet from RA and R zones, except historic buildings. Includes parking areas.	Eliminates option for CUP to reduce setbacks to 25'
<b>RA zone</b>	Setbacks only apply to interior lot lines.	Eliminates option for CUP to reduce setbacks to 25'	Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'  Setbacks only apply to interior lot lines.		Allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'  Setbacks only apply to interior lot lines.	



**Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations  
Summary of Balducci Striker for COW 9/16/19**

Parking	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes	As Adopted by LSRRB	Striker Changes
	A zone: WBD I (DC#19) RA zone: WBD I (DC#17)	RA zone: WBD I (DC#32)	A zone: WBD II (DC#3) RA zone: WBD II (DC#3 and DC#30)		WBD III (DC#12)	
<b>A zone</b>	One stall for non-resident employee  Parking for customers: minimum 1, plus 1:1,000sf of area dedicated to WBD facility uses, with a maximum of 150% of the minimum required.  Add provision for grandfathering for existing parking (permits still required)	Not permitted	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area  Limited to 150% of minimum required  Add provision for grandfathering for existing parking (permits still required)	Eliminate nonconforming status for existing parking spaces.	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area  Maximum parking determined through CUP process, tasting and retail areas should be limited to 1:50sf  Add provision for grandfathering for existing parking (permits still required)	Eliminate nonconforming status for existing parking spaces.  Maximum parking determined through CUP process, should be limited to 150% of minimum required
<b>RA zone</b>		Allows one parking stall	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area  Tasting/retail limited to 1 per 50 square feet of tasting area (and 150% max is removed)  Add provision for grandfathering for existing parking (permits still required)	Eliminate nonconforming status for existing parking spaces.  Maximum parking is limited to 150% of minimum required		



## Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations Summary of Balducci Striker for COW 9/16/19

### Manufacturing Table – Commercial and Industrial Zones – Production Facilities

Condition	As Adopted by LSRRB		Striker changes
	NB and CB (DC#17 and DC#29)	RB (DC#29) and I (DC#31)	
<b>Type of Permit</b>	WBD I – not permitted WBD II – permitted and conditional use (DC#17) WBD III – conditional use (DC#29)	WBD I – not permitted WBD II – permitted and conditional use WBD III – conditional use  In I zone, limit to breweries and distilleries. No wineries or remote tasting rooms.	
<b>Min. Lot Size</b>	None	None	
<b>Max. Building Size</b>	WBD II – 3,500 sf, except historic buildings are 5,000 sf	None	
<b>Tastings</b>	WBD II and III – Tasting of products produced on-site, and no extra floor area allowed for tasting	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.	
<b>Water</b>	None	None	
<b>Access</b>	None	None	
<b>Product Content</b>	None	None	
<b>Production/Facility Location</b>	Not specified	Not specified	
<b>Parking</b>	WBD II and III: 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area  Tasting/retail limited to 1 per 50 square feet of tasting and retail area (For WBD III: maximum parking set by CUP, tasting/retail should be limited to 1 per 50 square feet of tasting area)	WBD II and III: 0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting/retail area  Tasting/retail limited to 1 per 50 square feet of tasting area (When max parking set by CUP, tasting/retail should be limited to 1 per 50 square feet of tasting area)	
<b>Setbacks</b>	WBD II and III: Require 75', but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'  Setbacks only apply to interior lot lines.	For WBD II and III: Require 75', but allow the setback to be modified through a CUP. Require screening and other mitigation to reduce it to 25'.  Setbacks only apply to interior lot lines.	Eliminates option for CUP to reduce setbacks to 25'



**Proposed Ordinance 2018-0241.2 – Winery/Brewery/Distillery Regulations  
Summary of Balducci Striker for COW 9/16/19**

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

<b>Issue/Condition</b>		<b>As Adopted by LSRRB CB and RB</b>	<b>Striker changes</b>
<b>Type of Permit</b>	Permitted in CB and RB outright.  Also permitted within the demonstration project areas subject to the requirements in 21A.55.		none
<b>Min. Lot Size</b>	None		
<b>Max. Building Size</b>	None		none
<b>Tastings</b>	Allowed		none
<b>Events</b>	Subject to standard TUP requirements (60 days per/year, maximum guests determined through review process)		none
<b>Water</b>	Not specified		none
<b>Access</b>	Not specified		none
<b>Product Content</b>	None		none
<b>Production/Facility Location</b>	Not required		none
<b>Parking</b>	Add this use to table, require 1 per 300sf of tasting/retail area. Tasting/retail limited to 1 per 50 square feet of tasting area		none
<b>Setbacks</b>	Specified by underlying zoning		none



**Public Comments on Proposed Ordinance 2018-0241**

Winery/Brewery/Distillery Code Update

Received September 16, 2019 through  
October 3, 2019



Dominique Torgerson

Four Horsemen Brewery

2018-0241

Public Comment  
Submitted @ meeting  
All to be submitted on record for ordinance  
9-16-19 COW

You all have no idea the amount of stress this ordinance and King County permitting department have put on myself, my family and my business. We have been mentally damaged, financially damaged, and physically damaged all from the corruption in our system. This ordinance is absolute garbage and is another thing that proves how oppressive our local government has become. We have had to spend so much wasted time fighting just to be able to have a business, that we barely have the ability to run it. We should all be ashamed of King County and how bad, how corrupt, how inept and discriminatory our whole system and local government is, and the fact that we have all let it get this bad. Our types of businesses have been blamed as being harmful to the environment, yet because of King County's lack of good infrastructure, billions of gallons of raw sewage has dumped into our waters over the years, yet we are the ones who are damaging the environment. King County doesn't even care to fix our garbage issues, and given the fact that our recycling programs are maybe 30% effective, yet again, we are the ones that are harmful to the environment. What exactly do we pay this county to do? I don't even see any good infrastructure period, yet you want everyone in the rural areas who has a business to go into urban where you can't even support who is already there. I am so ashamed of our county and flabbergasted that it can be so blatantly hypocritical. If Dr. Martin Luther King were here today, he would be ashamed to have his name associated with this county. We all have a dream. We want to be able to equally live, having successful and fruitful lives, being able to enjoy our family, our friends, and just enjoy life itself. Well this is not a dream, this is a nightmare, and King County has nobody to blame but themselves for the issues we have today. Our government should not be micromanaging and oppressing its people. This ordinance and others like it, leading to the zoning code we have today, is a huge piece of evidence that is exactly why people hate King County. We are the worst county when it comes to supporting agriculture, local businesses, and its residents. King County has no accountability to the people. As residents, we have no recourse when we are wronged by King County, whether from wrong information, retaliatory actions, dragging their feet in the permitting process, etc. We have no recourse when permitting doesn't follow their own code, the SWDM, or even state law. This ordinance even breaks multiple state laws, and as such should be completely thrown out the window. Stop micromanaging us. Stop oppressing us. Stop punishing everyone else for the county's mistakes, for the lack of understanding of the comprehensive plan, and the complete inability to create a reasonable zoning code.

RCW 66.08.120

If you want accountability from the people, how about you start with the government having accountability first? As such, given the fact that this whole ordinance initiated from a study that represented only .01% of the ENTIRE Unincorporated areas, yet then will blanket the other COMPLETELY UNREPRESENTED 99.99%. Do you realize how bad of a study this was, when your using the results from

2019 SEP 17 AM 8:29

RECEIVED



such a miniscule area? This would be like conducting a random medical study, where after one person, the results are in, so let's now take it to the rest of the population.

In 2008, ordinance 16323 was introduced. This ordinance removed several items from the Home Occupation code, specific items that were explicitly allowed, because of the concern that by having this list, that other things not on the list would then not be allowed.

In 2011, ordinance 17191, items that were previously removed in order to avoid confusion on what was allowed, were then explicitly disallowed, as if the ordinance in 2008 was erased from memory??? This ordinance also added heavily restrictive requirements for home occupations that were completely unreasonable, where hourly limitations are so restrictive, that it basically almost completely excludes the ability to operate certain types of businesses just based on the hourly limitation set.

King County has absolutely failed when it comes to supporting residents and local businesses. Upon attending the Craft Brewers Conference, we have talked with people from other states, where their city or county would literally pay us over \$100,000 just to come to where they are at, because they know the value that our businesses bring to the communities. Why is that King County completely fails to realize the value of our businesses? Is it because our county is ignorant to understanding this, or is there some hidden agenda to keep our businesses from operating? Why will King County not support us? What exactly is going on behind closed doors that we are not seeing? We may not see it now, but believe me the truth will come out, and when that time comes, everyone involved in enabling this corrupt system will be exposed, and Karma will for sure come around.





Dominique Torgerson

For 2018-0241

# Failed sewage pumps led to 2.1 million gallon spill into Puget Sound

JUL 30, 2019 at 7:41 AM

BY



John Ryan

PLAYING 1 MIN LEFT

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- More

King County officials have shed new light on the latest sewage spill to sully Seattle waters this summer: Backup pumps at Seattle's main sewage treatment plant failed during an overnight power outage.

Just after 1 a.m. on July 19, about 10,000 Seattle City Light customers from Ballard to South Lake Union lost power after a utility pole just southeast of the Ballard Bridge caught fire.

At the West Point sewage plant near Discovery Park, voltage weakened briefly—dropping to two-thirds of its proper level for less than a second, according to City Light.

The momentary disturbance was enough to cause wastewater-handling pumps at the plant to shut down.

Backup pumps quickly kicked in, but, according to King County officials, the backup pumps started vibrating badly, and they shut down too.

Over a 27-minute span ending at 2:05 a.m., 2.1 million gallons of untreated water and sewage were shunted around the treatment plant and straight to Puget Sound.

An outfall pipe spewed the mix 490 feet off shore and 35 feet deep.

003



Beaches in Seattle and in Kitsap County were closed for four days because of high levels of fecal coliform bacteria. Shellfish harvesting in parts of Bainbridge Island and Kitsap County remains closed.

Larry Altose with the Washington Department of Ecology said the agency's investigation into the spill will take "at least some number of weeks."

"We are worried about how vulnerable our wastewater system is to momentary power outages," attorney Katelyn Kinn with Puget Soundkeeper said in an email.

She called this spill both "awful" and "frustrating," since much bigger discharges routinely occur without media attention or public interest.

"Normal' operations of King County's wastewater system dumps 4.6 [million gallons] of sewage into Puget Sound on average every single day," Kinn said.

Almost any time it rains hard, outdated sewer pipes beneath Seattle are hit with more than they can handle, and a soup of untreated sewage and stormwater runoff goes directly into Puget Sound.

According to a report by the King County Department of Natural Resources and Parks, which runs the wastewater treatment system serving Seattle, such "combined sewage overflows" sent 1.7 billion untreated gallons into Puget Sound in 2017.

One storm on Dec. 19, 2017, sent more than 90 million gallons into the Duwamish River, in neighborhoods where lifespans are 13 years shorter than wealthier parts of Seattle.

"Shouldn't that have been newsworthy?" Kinn said.

*Correction, 9:50 a.m., 7/30/19: Power at the sewage plant fluctuated but did not go out entirely, according to Seattle City Light. A previous version of the story said the plant lost power.*

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## **King County employee closes gate, allows 230,000 gallons of untreated sewage into people's yards**

By: Linzi Sheldon

Updated: Jun 20, 2019 - 6:03 PM





**King County employee closes gate, allows 230,000 gallons of untreated sewage into people's yards**

- People living at more than a dozen properties on Lake Ballinger in Edmonds had untreated sewage in their yards, covering items
- Records show the employee at fault was not assigned to be working at the Lake Ballinger pump station that day
- Records also show he could have caused an explosion at another pump station less than a month before this incident



Internal emails reveal a King County employee, already under disciplinary review for creating an “unsafe work environment” less than a month earlier, caused more than 230,000 gallons of untreated sewage to spew into people’s backyards along Lake Ballinger in Edmonds.

Records show he closed a gate he had no training or authorization to operate.

#### **Content Continues Below**

“I was like, ‘Ohhh! My worst nightmare has occurred,’” Julie Rose said.

Her video from March 14 shows raw sewage pouring out of the sewer hole in the Roses’ backyard, soaking the sandbox where her kids had been playing that day and the kids’ toys. Fourteen properties, including the Roses’, were affected by the sewage spill.



## **Discover the 6 Secrets of Investing**

By **Wells Fargo**

“They came running in and were like, ‘Mom! There’s water going everywhere!’” she said.

There was so much pressure, the grout around the base of a maintenance hole had simply come off.

“I am thinking any minute, I’m going to get sewer -- spewing at the same rate and magnitude that’s coming out of this in my house,” Rose said.

“Out of your toilets,” reporter Linzi Sheldon said.

“Right!” said Rose.

A backflow preventer saved that from happening. Click [here](#) to read more.

But Julie Rose wasn’t the only one in panic mode. Down the street, Mitchell Lewis was already calling the water company.



"It could've probably filled up a couple of swimming pools in about a half an hour," he said.  
An employee had closed the gate at the Lake Ballinger pump station and sewage was backing up and then pouring out by the second.



**Linzi Sheldon**

✓ @LinziKIRO7



THIS is sewage water pouring into an [#Edmonds](#) family's backyard. They were one of more than a dozen impacted when a King Co employee closed a gate he NEVER should have been touching! Tonight on [@KIRO7Seattle](#) I'm asking how this could've happened and how they made it right





13

[2:13 PM - Jun 20, 2019](#)

[Twitter Ads info and privacy](#)

[16 people are talking about this](#)

"Did it smell?" KIRO 7 reporter Linzi Sheldon asked Lewis.

"It did, it did," he said. "After it kind of stopped running... oh yeah, it started to kind of smell. It was like, 'Oh, that is sewage!'"

Lewis said the water reached about a foot deep in the middle of his yard.

The cost to fix the damage at all 14 properties affected? About \$300,000.

"What do you have to say to these residents who had to deal with this overflow in their backyards?" KIRO 7's Linzi Sheldon asked Christie True, director of King County's Department of Natural Resources and Parks.



"We're very sorry that this happened," she said.

Emails reveal the employee at fault was "not assigned or authorized to work" at the pump station at all that day.

And, KIRO 7 found out, less than a month before this overflow, this employee created a "serious and unsafe work environment" at another King County location, where he "could have caused an explosion" by improperly operating a grinder.

"Why was he even on the job to be able to go to Lake Ballinger?" Sheldon asked True.

"Well, I would just say, in general, with our employees, when there's a performance problem, we work with that employee to address any performance problem, provide more training if necessary," True said.

King County later said that the employee's previous mistake was being reviewed in a disciplinary process that was underway when the mistake happened.

True said the employee has since been fired.

"I'd like to say, actually, human errors related to overflows is very rare in our system," True said.

KIRO 7 reviewed King County's 11 sewer overflows since its massive spill at the West Point treatment plant in February of 2017.

Nearly all were some kind of mechanical failure, from valves to pumps to power outages with no stand-by generator on site. It's the result, True said, of aging equipment and infrastructure that King County is spending \$450 million over six years to upgrade.

The largest spill was a result of faulty wiring and a lack of battery back-up at the Swayolocken pump station in February. About 610,000 gallons of sewage spilled into Lake Washington.

"So that's an example where we learn from what may have happened at one pump station and then we want to make sure that we don't have a similar situation in another pump station," True said.

As for Lake Ballinger, neighbors said it took about a month for King County to replace lawns, sand, soil, and toys and play sets.

"They wanted to make sure that they made everything really safe for the kids," Julie Rose said. She's placed new items farther away from that sewer hole, just in case.

"I'm just so thankful that they put in all of the effort and energy that they could in making it right," she said.

Residents asked KIRO 7 why there was no alarm when that gate was closed and Sheldon asked King County about it.

They told her the gate control doesn't have an alarm and they're not installing one, because only authorized operators are supposed to use it.

King County also said they're continually evaluating how to "minimize risks through training and capital investments" -- though they did not say how.



2011  
2984

2985 8. For a major communication facility, if there is another major communication  
2986 facility within one mile of the site of the proposed facility, the level of NIER at the points  
2987 identified in subsection B.7. as measured within ((30)) thirty days prior to application;  
2988 and

2989 9. For a minor communication facility, if there is an existing major  
2990 communication facility within one-half mile of the site of the proposed facility, the level  
2991 of NIER at the points identified in subsection B.7. as measured within ((30)) thirty days  
2992 prior to the application.

2993 SECTION 47. Ordinance 10870, Section 536, as amended, and K.C.C.  
2994 21A.30.080 are each hereby amended to read as follows:

2995 In the R, ((and)) UR, NB, CB and RB zones, residents of a dwelling unit may  
2996 conduct one or more home occupations as accessory activities, only if:

2997 A. The total floor area of the dwelling unit devoted to all home occupations shall  
2998 not exceed twenty percent of the dwelling unit.

2999 B. Areas within garages and storage buildings shall not be considered part of the  
3000 dwelling unit and may be used for activities associated with the home occupation;

3001 ((B.)) C. All the activities of the home occupation or occupations shall be  
3002 conducted indoors, except for those related to growing or storing of plants used by the  
3003 home occupation or occupations;

3004 ((C.)) D. A home occupation or occupations is not limited in the number of  
3005 employees that remain off-site. No more than one nonresident employee shall be  
3006 permitted to work on-site for the home occupation or occupations;



3006           ~~((D.))~~ E. The following ~~((activities are prohibited))~~ uses, by the nature of their  
3007 operation or investment, tend to increase beyond the limits permitted for home  
3008 occupations. Therefore, the following shall not be permitted as home occupations:

- 3009           1. Automobile, truck and heavy equipment repair;
- 3010           2. Autobody work or painting;
- 3011           3. Parking and storage of heavy equipment; ~~((and))~~
- 3012           4. Storage of building materials for use on other properties;
- 3013           5. Hotels, motels or organizational lodging;
- 3014           6. Dry cleaning;
- 3015           7. Towing services; and
- 3016           8. Trucking, storage or self service, except for parking or storage of one  
3017 commercial vehicle used in one occupation; and
- 3018           9. Veterinary clinic;

3019           ~~((E.))~~ F. In addition to required parking for the dwelling unit, on-site parking is  
3020 provided as follows:

- 3021           1. One stall for each nonresident employed by the home occupations; and
- 3022           2. One stall for patrons when services are rendered on-site;

3023           ~~((F.))~~ G. Sales are limited to:

- 3024           1. Mail order sales;
- 3025           2. Telephone, Internet or other electronic commerce sales with off-site delivery;

3026           and

- 3027           3. Items accessory to a service provided to patrons who receive services on the
- 3028           premises;



3029           ~~((G-))~~ H. On-site services to patrons are arranged by appointment;

3030           ~~((H-))~~ I. The home occupation or occupations use or store a vehicle for pickup of

3031 materials used by the home occupation or occupations or the distribution of products

3032 from the site, only if:

3033           1. No more than one such a vehicle is allowed; and

3034           2. The vehicle is not stored within any required setback areas of the lot or on

3035 adjacent streets; and

3036           3. The vehicle does not exceed an equivalent licensed gross vehicle weight of

3037 one ton;

3038           ~~((I-))~~ J. The home occupation or occupations do not ~~((use electrical or mechanical~~

3039 ~~equipment that results in))~~:

3040           1. ~~((A))~~ Use electrical or mechanical equipment that results in a change to the

3041 occupancy type of the structure or structures used for the home occupation or

3042 occupations; or

3043           2. ~~((V))~~ Cause visual or audible interference in radio or television receivers, or

3044 electronic equipment located off-premises~~((;))~~ or ~~((3- F))~~ fluctuations in line voltage off-

3045 premises;

3046           K. There shall be no exterior evidence of a home occupation, other than growing

3047 or storing of plants under subsection C of this section or a permitted sign, that would

3048 cause the premises to differ from its residential character. Exterior evidence includes, but

3049 is not limited to, lighting, the generation or emission of noise, fumes or vibrations as

3050 determined by using normal senses from any lot line or on average increase vehicular

3051 traffic by more than four additional vehicles at any given time;



3052        L. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 7:00  
3053        p.m. on weekdays, and 9:00 a.m. to 5 p.m. on weekends; and

3054        ~~((I-))~~ M. Uses not allowed as home occupations may be allowed as a home  
3055        industry under K.C.C. ~~((chapter))~~ 21A.30.090.

3056        SECTION 48. Ordinance 15606, Section 20, as amended, and K.C.C.  
3057        21A.30.085 are each hereby amended to read as follows:

3058        In the A, F and RA zones, residents of a dwelling unit may conduct one or more  
3059        home occupations as accessory activities, under the following provisions:

3060        A. The total floor area of the dwelling unit devoted to all home occupations shall  
3061        not exceed twenty percent of the dwelling unit.

3062        B. Areas within garages and storage buildings shall not be considered part of the  
3063        dwelling unit and may be used for activities associated with the home occupation;

3064        ~~((B-))~~ C. Total outdoor area of all home occupations shall be permitted as  
3065        follows:

3066        1. For any lot less than one acre: Four hundred forty square feet; and

3067        2. For lots one acre or greater: One percent of the area of the lot, up to a  
3068        maximum of five thousand square feet.

3069        ~~((C-))~~ D. Outdoor storage areas and parking areas related to home occupations  
3070        shall be:

3071        1. No less than twenty-five feet from any property line; and

3072        2. Screened along the portions of such areas that can be seen from an adjacent  
3073        parcel or roadway by the:

3074        a. planting of Type II landscape buffering; or



3075           b. use of existing vegetation which meets or can be augmented with additional  
3076 plantings to meet the intent of Type II landscaping.

3077           ~~((D.))~~ E. A home occupation or occupations is not limited in the number of  
3078 employees that remain off-site. Regardless of the number of home occupations, the  
3079 number of nonresident employees is limited to no more than three who work on-site at  
3080 the same time and no more than three who report to the site but primarily provide  
3081 services off-site.

3082           ~~((E.))~~ F. In addition to required parking for the dwelling unit, on-site parking is  
3083 provided as follows:

3084           1. One stall for each nonresident employed on-site; and

3085           2. One stall for patrons when services are rendered on-site;

3086           ~~((F.))~~ G. Sales are limited to:

3087           1. Mail order sales;

3088           2. Telephone, Internet or other electronic commerce sales with off-site delivery;

3089           3. Items accessory to a service provided to patrons who receive services on the  
3090 premises;

3091           4. Items grown, produced or fabricated on-site; and

3092           5. On sites five acres or larger, items that support agriculture, equestrian or  
3093 forestry uses except for the following:

3094           a. motor vehicles and parts (North American Industrial Classification System  
3095 ("NAICS" Code 441));

3096           b. electronics and appliances (NAICS Code 443); and

3097           c. building material and garden equipments and supplies (NAICS Code 444);



3098           ~~((G.))~~ H. The home occupation or occupations do not ~~((use electrical or~~  
3099 ~~mechanical equipment that results in))~~:

3100           1. ~~((A))~~ Use electrical or mechanical equipment that results in a change to the  
3101 occupancy type of the structure or structures used for the home occupation or  
3102 occupations;

3103           2. ~~((V))~~ Cause visual or audible interference in radio or television receivers, or  
3104 electronic equipment located off-premises~~((;))~~ ~~((3.-F))~~ fluctuations in line voltage off-  
3105 premises; or

3106           3. Increase average vehicular traffic by more than four additional vehicles at any  
3107 given time;

3108           ~~((H.))~~ I. Customer visits and deliveries shall be limited to the hours of 8:00 a.m.  
3109 to 7:00 p.m. on weekdays, and 9:00 a.m. to 5 p.m. on weekends;

3110           J. The following uses, by the nature of their operation or investment, tend to  
3111 increase beyond the limits permitted for home occupations. Therefore, the following  
3112 shall not be permitted as home occupations:

3113           1. Hotels, motels or organizational lodging;

3114           2. Dry cleaning; and

3115           3. Towing services;

3116           K. Uses not allowed as home occupation may be allowed as a home industry  
3117 under K.C.C. chapter 21A.30; and

3118           ~~((H.))~~ L. The home occupation or occupations may use or store vehicles, as  
3119 follows:

3120           1. The total number of vehicles for all home occupations shall be:



- 3121           a. for any lot five acres or less: two;  
3122           b. for lots greater than five acres: three; and  
3123           c. for lots greater than ten acres: four;  
3124           2. The vehicles are not stored within any required setback areas of the lot or on  
3125 adjacent streets; and

- 3126           3. The parking area for the vehicles shall not be considered part of the outdoor  
3127 storage area provided for in subsection C. of this section.

3128           SECTION 49. Ordinance 10870, Section 537, as amended, and K.C.C.  
3129 21A.30.090 are each hereby amended to read as follows:

3130           A resident may establish a home industry as an accessory activity, as follows:

3131           A. The site area is one acre or greater;

3132           B. The area of the dwelling unit used for the home industry does not exceed fifty  
3133 percent of the floor area of the dwelling unit.

3134           C. Areas within attached garages and storage buildings shall not be considered  
3135 part of the dwelling unit for purposes of calculating allowable home industry area but  
3136 may be used for storage of goods associated with the home industry;

3137           C. No more than ~~((four))~~ six nonresidents who ~~((come to the))~~ work on-site ~~((of~~  
3138 ~~the home industry are employed in the home industry))~~ at the same time;

3139           D. In addition to required parking for the dwelling unit, on-site parking is  
3140 provided as follows:

- 3141           1. One stall for each non-resident employee of the home industry; and  
3142           2. One stall for customer parking;



2018-0241

June 25, 2014

is considered an accessory use)) the purpose for which land or a structure is designed,  
built, arranged, intended, occupied, maintained, let or leased.

NEW SECTION. SECTION 21. A new section is hereby added to K.C.C.  
chapter 21A.06 to read as follows:

Use, established: a use that has been in continuous operation for more than sixty  
days and that conformed to King County's rules and regulations and to other applicable  
local and state rules and regulations at the time it began operation and throughout the  
sixty days.

SECTION 22. Ordinance 10870, Section 328, and K.C.C. 21A.08.010 are each  
hereby amended to read as follows:

~~((The use of a property is defined by the activity for which the building or lot is  
intended, designed, arranged, occupied, or maintained. The use is considered  
permanently established when that use will or has been in continuous operation for a  
period exceeding sixty days. A use which will operate for less than sixty days is  
considered a temporary use, and subject to the requirements of K.C.C. 21A.32 of this  
title.))~~ Uses permitted under this chapter are subject to ((A))all applicable ((requirements  
of this code, or)) King County rules and regulations and other applicable local, state or  
federal ((requirements, shall govern a use located in unincorporated King County)) rules  
and regulations.

NEW SECTION. SECTION 23. A new section is hereby added to K.C.C.  
chapter 21A.08 to read as follows:

Any accessory use not expressly permitted by this chapter or by the director shall  
be prohibited. The director may determine whether any accessory use on a site is



For 2018-02-11

10870

## CHAPTER 21A.08 PERMITTED USES

### SECTIONS:

21A.08.010	Establishment of uses
21A.08.020	Interpretation of land use tables
21A.08.030	Residential land uses
21A.08.040	Recreation/Cultural land uses
21A.08.050	General Services land uses
21A.08.060	Government/Business Service land uses
21A.08.070	Retail/Wholesale land uses
21A.08.080	Manufacturing land uses
21A.08.090	Resource land uses
21A.08.100	Regional land uses

### SECTION 328.

21A.08.010 Establishment of uses. The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding sixty days. A use which will operate for less than sixty days is considered a temporary use, and subject to the requirements of K.C.C. 21A.32 of this title. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in unincorporated King County.

### SECTION 329.

21A.08.020 Interpretation of land use tables. A. The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal row of these tables.

B. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

C. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

D. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

E. If the letter "S" appears in the box at the intersection of the column and the row, the regional use is permitted subject to the special use permit review procedures specified in K.C.C. 21A.42 and the general requirements of the code.

F. If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the land use table.

G. If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table.

H. All applicable requirements shall govern a use whether or not they are cross-referenced in a section.





For 2018-02-01  
KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

December 9, 2008

### Ordinance 16323

Dunn, Reichbauer, Lambert Gossett,  
Proposed No. 2008-0501.2 Sponsors Gossett

1 AN ORDINANCE relating to home occupations; and  
2 amending Ordinance 15606, Section 20, and K.C.C.  
3 21A.30.085.  
4

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. Section 2 of this ordinance amends K.C.C. 21A.30.085. One of the  
7 changes being made is the deletion of K.C.C. 21A.30.085.E. The existing K.C.C.  
8 21A.30.085.E. lists four specific activities that are allowed as home occupations on RA,  
9 A and F zoned properties. The King County council is concerned that by listing these  
10 specific activities, other legal activities that are not listed might not be allowed as home  
11 occupations, even though those activities would otherwise comply with the rest of K.C.C.  
12 21A.30.085. Therefore, it is the intent of the King County council that the deletions of  
13 existing K.C.C. 21A.30.085.E. shall not be construed to mean that the specific activities  
14 listed in that subsection are no longer allowed as home occupations.

15 SECTION 2. Ordinance 15606, Section 20, and K.C.C. 21A.30.085  
16 are each hereby amended to read as follows:



17 In the A, F and RA zones, residents of a dwelling unit may conduct one or more  
18 home occupations as accessory activities, under the following provisions:

19 A. The total floor area devoted to all home occupations shall not exceed twenty  
20 percent of the dwelling unit. Areas within garages and storage buildings shall not be  
21 considered part of the dwelling unit and may be used for activities associated with the  
22 home occupation;

23 B. Total outdoor area of all home occupations shall be permitted as follows:

- 24 1. For any lot less than one acre: Four hundred forty square feet; and  
25 2. For lots one acre or greater: One percent of the area of the lot, up to a  
26 maximum of five thousand square feet.

27 C. Outdoor storage areas and parking areas related to home occupations shall be:

- 28 1. No less than twenty-five feet from any property line; and  
29 2. Screened along the portions of such areas that can be seen from an adjacent  
30 parcel or roadway by the:

- 31 a. planting of Type II landscape buffering; or  
32 b. use of existing vegetation which meets or can be augmented with additional  
33 plantings to meet the intent of Type II landscaping.

34 D. A home occupation or occupations is not limited in the number of employees  
35 that remain off-site. Regardless of the number of home occupations, the number of  
36 nonresident employees is limited to no more than three who work on-site and no more than  
37 three who report to the site but primarily provide services off-site.

38 E. ~~((In addition to activities allowed as home occupations by K.C.C. 21A.30.080,~~  
39 ~~the following activities are permitted:~~



- ~~1. Automobile, truck and heavy equipment repair;~~
- ~~2. Autobody work or painting;~~
- ~~3. Parking and storage of heavy equipment; and~~
- ~~4. Storage of building materials for use on other properties;~~

F.)) In addition to required parking for the dwelling unit, on-site parking is provided as follows:

1. One stall for each nonresident employed on-site; and
2. One stall for patrons when services are rendered on-site;

((G.)) F. Sales are limited to:

1. Mail order sales;
2. Telephone, Internet or other electronic commerce sales with off-site delivery;
3. Items accessory to a service provided to patrons who receive services on the premises; ((and))

4. Items grown, produced or fabricated on-site; and

5. On sites five acres or larger, items that support agriculture, equestrian or forestry uses except for the following:

a. motor vehicles and parts (North American Industrial Classification System ("NAICS") Code 441);

b. electronics and appliances (NAICS Code 443); and

c. building material and garden equipments and supplies (NAICS Code 444);

((H.)) G. The home occupation or occupations do not use electrical or mechanical equipment that results in:



62 1. A change to the occupancy type of the structure or structures used for the home  
63 occupation or occupations;

64 2. Visual or audible interference in radio or television receivers, or electronic  
65 equipment located off-premises; or

66 3. Fluctuations in line voltage off-premises;

67 ~~((H))~~ H. Uses not allowed as home occupation may be allowed as a home industry  
68 under K.C.C. chapter 21A.30; and

69 ~~((I))~~ I. The home occupation or occupations may use or store vehicles, as follows:

70 1. The total number of vehicles for all home occupations shall be:

71 a. for any lot five acres or less: two;

72 b. for lots greater than five acres: three; and

73 c. for lots greater than ten acres: four;

74 2. The vehicles are not stored within any required setback areas of the lot or on  
75 adjacent streets; and

76 3. The parking area for the vehicles shall not be considered part of the outdoor  
77 storage area provided for in subsection C. of this section.

78 SECTION 3. Pursuant to K.C.C. 20.44.080, the metropolitan King County  
79 council finds that the requirements for environmental analysis, protections and mitigation  
80 measures in K.C.C. 21A.08.085 amended by this ordinance, provide adequate analysis of  
81 and mitigation for the specific adverse environmental impacts to which the requirements  
82 apply.



83            SECTION 4. If any provision of this ordinance or its application to any person or  
84            circumstance is held invalid, the remainder of the ordinance or the application of the  
85            provision to other persons or circumstances is not affected.

86

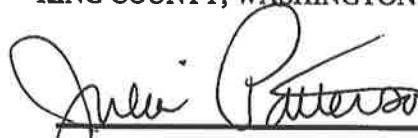
Ordinance 16323 was introduced on 9/29/2008 and passed as amended by the  
Metropolitan King County Council on 12/8/2008, by the following vote:

Yes: 8 - Ms. Patterson, Mr. Dunn, Mr. Constantine, Ms. Lambert, Mr. von  
Reichbauer, Mr. Ferguson, Mr. Gossett and Ms. Hague

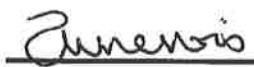
No: 0

Excused: 1 - Mr. Phillips

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Julia Patterson, Chair

ATTEST:

  
Anne Noris, Clerk of the Council

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

DEBAND ENACTED WITHOUT  
COUNTY EXECUTIVE'S SIGNATURE  
DATED: 12/24/08

\_\_\_\_\_  
Ron Sims, County Executive

Attachments      None

PRB023



Fr - 2018-0241



**King County**

Department of Natural Resources and Parks  
**Wastewater Treatment Division**

West Point Treatment Plant  
1400 Discovery Park Blvd.  
Seattle, WA 98199

July 25, 2019

Shawn McKone  
Washington Department of Ecology  
Northwest Regional Office  
3190 160th Avenue SE  
Bellevue, WA 98008-5452

Terry Clements  
Public Health Seattle-King County  
401 5th Avenue  
Seattle, WA 98104

Re: West Point Treatment Plant Bypass and Secondary Diversion, July 19, 2019

Dear Mr. McKone and Ms. Clements:

On July 19, 2019, at approximately 1:40 a.m., an estimated 2.1 million gallons (MG) of storm water and sewage bypassed West Point Treatment Plant and 0.1 MG of primary-treated flow was diverted around the plant's secondary process. The bypass was reported to the Department of Ecology and was assigned incident number 690723.

At 1:07 a.m., a power disturbance at the plant's primary substation (Canal Street) caused plant equipment to fall offline, including pumps at the Intermediate Pump Station (IPS) and at the Effluent Pump Station (EPS). At the time, plant flow was approximately 300 million gallons per day (MGD). The initiating event for the power disturbance was reported by Seattle City Light as a failed utility power pole for the Canal Street substation.

The high flows and shutdown of IPS and EPS resulted in the opening of the Emergency Bypass (EB) gate from 1:38 a.m. until 2:05 a.m. The secondary diversion occurred due to the hydraulic surge following the shutdown of IPS.

At EPS, a standby pump (EPS 3) started automatically in response to the EPS high wet well level. The EPS 3 pump reached 100% output by 1:13 a.m. only to fall offline due to high vibration. Staff are investigating the cause of the vibration trip.

Following the reset of the motor drives, each pump was restarted and placed back online with IPS and EPS pumping resuming at 1:27 a.m.

*CREATING RESOURCES FROM WASTEWATER*

2018 024



Before flow could be reestablished through the outfall, high wet well levels at the EPS triggered the closure of the primary effluent gates at 1:21 a.m. As water levels rose in the primary tanks, staff took steps to slow flow into the plant by reducing the speed of the Raw Sewage Pumps (RSPs). Staff also reduced flows coming into the plant through the Influent Control Structure (ICS). Eventually, a high level RSP wet well and a high ICS level resulted in the opening of the EB gate at 1:38 a.m.

Following the recovery and restart of the RSPs, IPS, and EPS, staff reestablished hydraulic control of the plant. With flow established through the deep water outfall, the EB gate was closed at approximately 2:05 a.m.

Plant staff successfully took grab samples of the bypass for testing with the following results:

TSS	177 mg/L
BOD	114 mg/L
Fecal Coliform	$3.3 \times 10^6$ CFU/100 ml

The estimated 2.1 MG bypass was discharged through the plant emergency marine outfall, which is approximately 35 feet below the surface and 490 feet offshore. After the bypass, staff posted the beaches to the north and south of the plant.

Additional samples were taken from eight different locations within the marine water (maps of the sample locations are attached), and the results from those samples are summarized in the tables below.

**Water Quality Sampling — Fecal Coliform test results (cfu/100 ml)**

Sample locations	Sample - date and time			
	July 19	July 20	July 21	July 22
South Beach, nearest to lighthouse (map point 5)	41	4	4	9
South Beach, farther from lighthouse (map point 6)	1	9	8	13
North Beach, nearest to lighthouse (map point 3)	8	2	6	<1
North Beach, farthest from lighthouse (map point 4)	160	5	3	<1
Golden Gardens, middle of beach (map point 2)	5	8	110	100
Golden Gardens, south of Meadow Point (map point 8)	7	50	48	
Golden Gardens, north of Shishole Marina (map point 9)	6	83	260	
Carkeek Park, south end of beach (map point 1)	22	24	59	71



**Water Quality Sampling – Enterococcus test results (cfu/100 ml)**

Sample locations	Sample - date and time			
	July 19	July 20	July 21	July 22
South Beach, nearest to lighthouse (map point 5)	28	4	1	8
South Beach, farther from lighthouse (map point 6)	1	3	2	15
North Beach, nearest to lighthouse (map point 3)	<1	5	8	<1
North Beach, farthest from lighthouse (map point 4)	64	1	<1	1
Golden Gardens, middle of beach (map point 2)	2	23	25	41
Golden Gardens, south of Meadow Point (map point 8)	12	5	25	
Golden Gardens, north of Shishole Marina (map point 9)	20	16	48	
Carkeek Park, south end of beach (map point 1)	31	5	68	60

Although a bypass and secondary diversion resulted from the power disturbance, the plant's safety interlocks operated as designed to prevent a potential flooding of the plant. In addition, staff responded quickly and competently to the event. It should be noted that their training was instrumental in their quick and capable response.

If you have additional questions concerning this event, please contact me at 206-263-9481 or Eugene Sugita at 206-477-9782.

Sincerely,



Robert Waddle  
Operations & Maintenance Section Manager

*I certify under penalty of law that this document and all attachments were prepared under my direction or supervision, in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*

cc: Amy Jankowiak, Compliance Specialist, Department of Ecology (DOE)  
Mark Isaacson, Division Director, Wastewater Treatment Division (WTD),  
Department of Natural Resources and Parks (DNRP)  
Jeff Lafer, Project/Program Manager IV, WTD, DNRP  
Karl Zimmer, West Section Assistant Manager, WTD, DNRP  
Al Williamson, West Section Assistant Manager, WTD, DNRP



# Carkeek Park Sample Sites



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 7/24/2019

Notes:

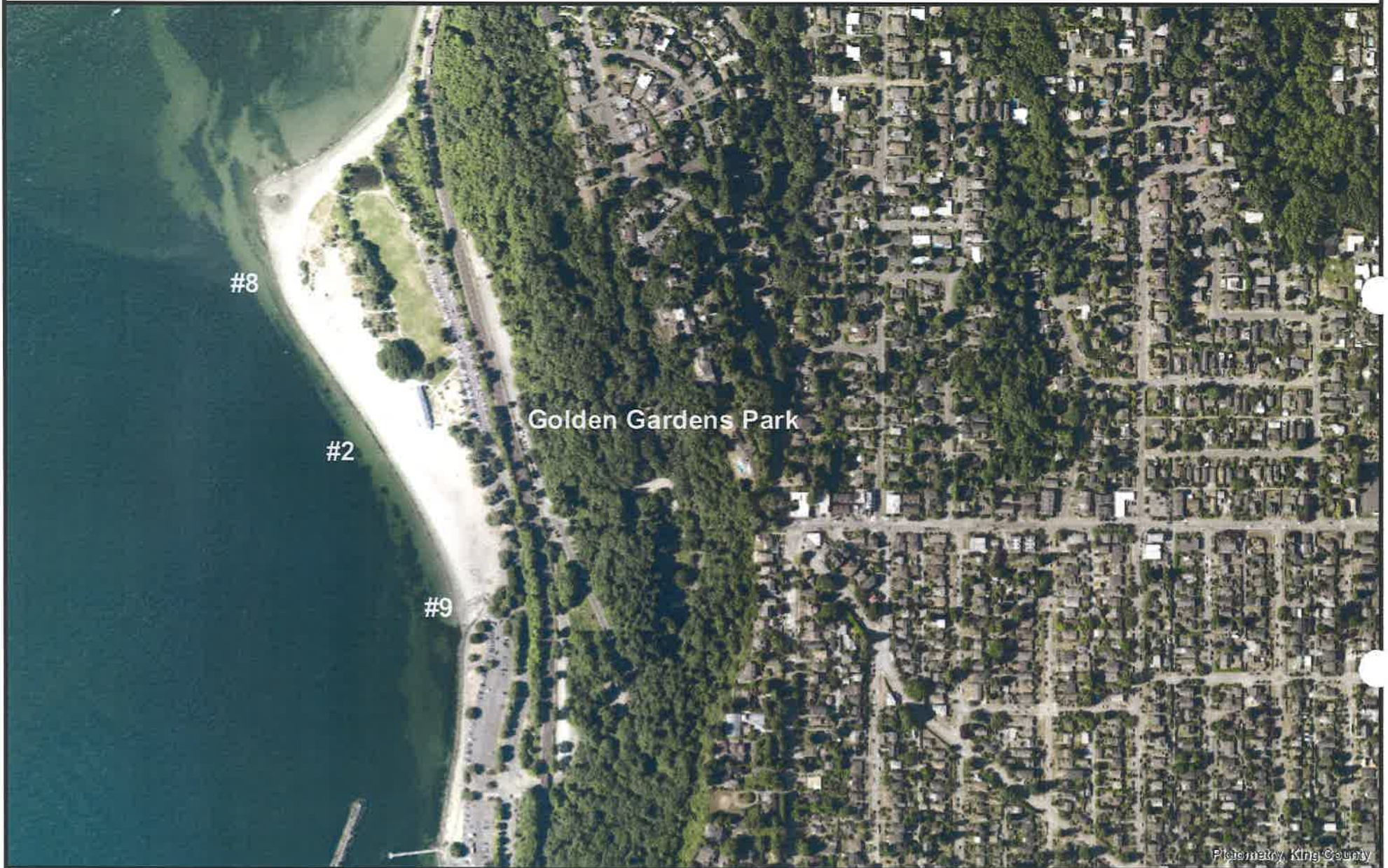


King County

1548 007



# Golden Gardens Park Sample Sites



Pictometry, King County

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Date: 7/24/2019

Notes:



**King County**

14-19 028



# West Point EBO Sample Sites



Pictometry, King County, King County

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Date: 7/24/2019

Notes:



King County

1415 029



## Auzins, Erin

---

**From:** Cody Westerfield <codywesterfield@gmail.com>  
**Sent:** Monday, September 16, 2019 9:15 AM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

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

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

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

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

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

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

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

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

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

Sincerely,  
Cody Westerfield  
5226 35th ave NE  
seattle, WA 98105



## Auzins, Erin

---

**From:** Noah Criswell <noahcriswell@gmail.com>  
**Sent:** Monday, September 16, 2019 12:56 PM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

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

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

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

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

Sincerely,  
Noah Criswell  
16443 lake forest Blvd  
Lake Oswego, OR 97035



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Monday, September 16, 2019 1:05 PM  
**To:** Auzins, Erin  
**Subject:** Form submission from: <https://kingcounty.gov/council/issues/winery-code.aspx>

Submitted from: <https://kingcounty.gov/council/issues/winery-code.aspx>  
Submitted at 1:04:52 PM, on Monday, September 16, 2019

Winery\_Code:

FromUser: Jim Otis

EMail: talakapaka@yahoo.com

addr1: 11436 SE 208th st spc 28

city: Kent

state: Washington

zip: 98031

MessageText: My brother Cliff and his wife Diane Otis own Matthews winery in Woodenville. He sent me an information that the King County Council will vote on an ordinance that would cause him to close and relocate his business to outside of King county.

They have very successful Friday night entertainment that has a very loyal following. Should they be forced to close and relocate to another county their Friday night crowd would follow them ; and take their money with them. Also if Matthews and other wineries leave with them, including St. Michael, some one would have to erect a bill board off of 522 that read

"Would the last person leaving Woodenville  
please turn out the lights!!!"

Therefore "DO NOT APPROVE" should be the order of the day.

Best regards,

Jim Otis

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 6.3; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/77.0.3865.75 Safari/537.36



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 7:23 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 7:23:11 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Chase Killebrew w/ Blueline

Email: [ckillebrew@thebluelinegroup.com](mailto:ckillebrew@thebluelinegroup.com)

addr1: 25 Central Way, Suite 400

city: Kirkland

state: WA

zip: 98033

MessageText: Dear King County Council Members:

We at Blueline have been working with Matthews Winery regarding Proposed Ordinance No. 2018-0241 in helping them determine the potential effect of the proposed ordinance on their operations. We would like to specifically address the draft striking amendment submitted by Councilmember Balducci. The amendment seems to contain a few conflicting standards for the newly defined Winery/Brewery/Distillery (WBD) uses, so we are seeking clarification.

For the WBD II and WBD III uses in the A and RA zones, on-site tasting and retail sales would only be allowed to occupy 15 percent of the floor area of the WBD facility. If a WBD II is built to its maximum building size of 3,500 square feet, then only 525 square feet of the building would be allowed to be occupied by tasting and retail sales. This seems to present an issue when determining the minimum parking requirement and maximum parking allowed for the facility. Under the proposed standards, a WBD II facility that is built to its maximum size of 3,500 square feet would be required to provide 5 parking stalls (.9 stalls per 1,000 square feet of the 3,500 square foot building plus 1 per 300 square feet of the 525 square feet of tasting/retail area). If the maximum parking allowed is limited to be 150 percent of the minimum requirement, that would measure to a maximum of 8 parking stalls allowed.

This number seems especially low when considered in conjunction with the proposed events standard. With a temporary use permit (TUP), WBD II facilities would be allowed to host an event with a maximum of 125 guests but must accommodate parking on-site or manage parking through an approved parking plan. If only 8 parking stalls are allowed on-site, accommodating the parking on-site for 125 guests would be difficult. If all guests cannot park on-site, would the parking plan need to show where they would park off site? Combined with the standards proposed for maximum building size, maximum impervious surface, and setbacks, the proposed maximum parking standard leans toward redundancy.

The proposed events standard also seems to conflict with the aforementioned proposed standard that would only allow 15 percent of the floor area to be dedicated to tasting and retail sales. As stated previously, if a WBD II is built to its



maximum building size of 3,500 square feet, then 525 square feet would be the maximum size of the tasting and retail sales space. If the intention is that guests would only be allowed in that space, how would a WBD II be able to accommodate up to 125 guests? Additionally, during an event would the venue still only be allowed to serve products produced on-site? If yes, we question if limiting the tasting and retail sales space floor area is also superfluous.

We believe the issues that we have raised require further attention and clarification before Proposed Ordinance No. 2018-0241 is approved. We appreciate the determination of the Council and the other parties involved to ensure the ordinance can be effectively implemented once approved. Please continue this effort.

Thank you,  
Blueline

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/76.0.3809.132 Safari/537.36



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 8:57 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 8:57:10 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Jeanne Long

EMail: [jeanne\\_long@hotmail.com](mailto:jeanne_long@hotmail.com)

addr1: 18006 NE 138th Pl

city: Redmond

state: Washington

zip: 98052

MessageText: I feel the Sammamish Valley/floodplain should remain totally in agriculture and farming.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/76.0.3809.132 Safari/537.36



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:54 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 9:53:42 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Christopher B Long

EMail: [chris.long@outlook.com](mailto:chris.long@outlook.com)

addr1: 3424 76th PI SE

city: MERCER ISLAND

state: WA

zip: 98040

MessageText: This is bad legislation, period. Woodinville, for example, has transformed for the better with the wineries and tasting rooms. Stop bowing to pressure and do the right thing and do away with these Balducci amendments!

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/70.0.3538.102 Safari/537.36 Edge/18.18362



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:54 AM  
**To:** Auzins, Erin  
**Subject:** FW: URGENT! REJECT Balducci proposal

---

**From:** Becci McKee <beccimckee@outlook.com>  
**Sent:** Monday, September 16, 2019 12:39 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** URGENT! REJECT Balducci proposal

Dear Council Members,

I have been following the winery/tasting room discussions pertaining to Woodinville. In reading and considering Council Member Balducci's proposal, I can't help but feel this amendment to be extreme. What is the goal, to make Woodinville a ghost town for local businesses, yet continue allowing unlimited condo living which brings daily congestion? What these wineries bring is an amazing revenue for destination seekers (who come and go in a day, leaving Woodinville with great revenue) and in addition create spaces for locals to enjoy family day listening to music and enjoying our neighbors. Balducci's proposal eliminates this in many ways.

I personally own a home on Hollywood Hill in Woodinville and am also a small business owner. As a member of the Woodinville Chamber of Commerce and a facilitator and volunteer for many community activities, I would ask that you NOT APPROVE Balducci's proposal. I believe she and the council as a whole can find a much more balanced approach and solution to the concerns at hand.

Spending time in Woodinville is a treasured experience whether for an evening, weekend or lifetime. Let's keep it that way by working together.

Thank you for reading.

Sincerely,  
Becci  
16007 NE 165th ST., Woodinville, WA 98072

Becci McKee | PCS

Bella Vita Staging & Design LLC

425.422.1450



[beccimckee@outlook.com](mailto:beccimckee@outlook.com)

[www.bellavitastaging.com](http://www.bellavitastaging.com)





**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:54 AM  
**To:** Auzins, Erin  
**Subject:** FW: Woodinville wineries

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

From: CYNTHIA DAUGHERTY <cindydaug@msn.com>  
Sent: Monday, September 16, 2019 12:47 PM  
To: Communications, Comments <council@kingcounty.gov>  
Subject: Woodinville wineries

Encouraging you too keep the charming area as it exists now!

Thank you,

Cynthia Daugherty  
Sent from my iPhone



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:54 AM  
**To:** Auzins, Erin  
**Subject:** FW: Opposition to Balducci Striking Amendment

---

**From:** Kirk Newby <kirkn@aes4home.com>  
**Sent:** Monday, September 16, 2019 12:49 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Opposition to Balducci Striking Amendment

Dear King County Council –

I am writing you to express opposition to the Balducci striking amendment and as a fellow King County resident and small business owner I encourage you to find a balanced solution meeting the needs of existing Washington wineries and keeping the rural character of this area.

Sincerely,

**Kirk Newby** | President

**ASSOCIATED ENERGY SYSTEMS**  
8621 South 180<sup>TH</sup> - Kent, WA - 98032  
D 425.251.9190 | EXT 3012 | F 800.682.8611

[orders.aes4home.com](http://orders.aes4home.com)  
[www.facebook.com/aes](http://www.facebook.com/aes)

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**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:54 AM  
**To:** Auzins, Erin  
**Subject:** FW: "DO NOT APPROVE" the Balducci striking amendment

**From:** Jon Sharpe <jonlsharpe@gmail.com>  
**Sent:** Monday, September 16, 2019 12:52 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** "DO NOT APPROVE" the Balducci striking amendment

King County Council,

We have been watching this zoning issue for quite some time and believe that wineries already in existence need to be grandfathered in so as to not cause financial hardship to these wonderful proprietors. These businesses are essential to our county and the amendment will cause undue hardship if the Balducci Striking Amendment goes into effect. Balance or grandfather is our request.

***Jonathan & Laila Sharpe***  
***2010 NW 100th Street***  
***Seattle, WA 98177***  
***206-295-8343***



**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:55 AM  
**To:** Auzins, Erin  
**Subject:** FW: Claudia Balducci's Proposal That Will Harm Wineries

---

**From:** Brenton Webster <brenton@getfastbar.com>  
**Sent:** Monday, September 16, 2019 1:18 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Claudia Balducci's Proposal That Will Harm Wineries

Hi,

I recently leant about a proposal from Council member Balducci that will harm wineries operating in the Woodinville / Sammamish Valley area, and apparently there is a vote today on said proposal.

I urge you to vote against such measures. Personally I don't see what benefits limiting wine tasting sales to 15% or less of building space reducing parking spaces to employees and customers to 8 would have for anyone. You should be looking at measures to promote growth, tourism and business in and around the Woodinville and Sammamish Valley area, not curtail it.

Kind Regards,  
Brenton

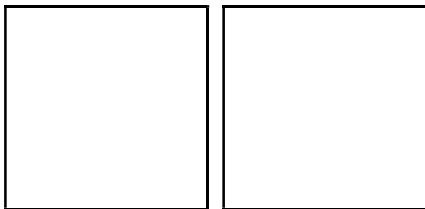


**Brenton Webster**

CEO & Founder | FastBar

e: [brenton@getfastbar.com](mailto:brenton@getfastbar.com) | m: +1 (425) 443-8812

<http://getfastbar.com>





## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:55 AM  
**To:** Auzins, Erin  
**Subject:** FW: Woodinville Wineries

---

**From:** Vicki Howe <vicki.howe@comcast.net>  
**Sent:** Monday, September 16, 2019 1:29 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Woodinville Wineries

I understand that the council is again considering a proposal that would greatly affect Woodinville wineries, and I would like to express my opinion. My concern is specifically regarding Matthews Winery, since they have offered my entire family years of entertainment and really fun activities. However, I am also concerned about the winery industry in general in the Woodinville area. We moved to Woodinville 3 years ago from Sammamish, and we love it here. The reason we love it, is because of all the concerts, wine tasting activities, art walks, etc. It is NOT because of the agricultural activity in the area. One of our favorite things to do on a Friday night is to go to Matthews with our kids and grandkids, and sit out on the lawn and enjoy a meal from one of the food trucks, a glass of great wine and some music while the grandkids run and play on the grass with the other kids there. We absolutely love it. If that were to be taken away from us, we would sincerely miss it. We have seen many friends get married there as well. The Farm to Table dinners are spectacular. When we have friends visiting from out of town, it makes for a wonderful afternoon to take them wine tasting. All of these things are 5 minutes from our home.

Woodinville has its' problems – a desperate lack of shopping and services topping the list for me. But we tolerate it because of the community activities that the wineries offer. If they were not here, we would not be here. If they go away, so do we. There are lots of nice places to live in the greater Seattle area. We live here because we love great wine and the activities associated with the wineries.

I know I am not alone. I implore you to reconsider limiting the wineries to the point where they cannot offer these activities and entertainment for the community.

Thank you,

Vicki Howe  
425.829.6678



**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:55 AM  
**To:** Auzins, Erin  
**Subject:** FW: Don't approve Balduci Striking Amendment

---

**From:** Bob Nuber <BNuber@clarknuber.com>  
**Sent:** Monday, September 16, 2019 1:36 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Cc:** Bob Nuber <BNuber@clarknuber.com>; Bob and Judy Nuber <bjnuber@comcast.net>  
**Subject:** Don't approve Balduci Striking Amendment

I strongly encourage the KC Council to NOT approve the Balducci Striking Amendment. Please work with the existing wineries and tasting rooms to find a balanced solution to preserve our rural character and promote Washington wines. The wineries and tasting rooms add substantially to the both the character and life choices for Eastside and Seattle area residents  
Bob Nuber.

Sent from my iPhone



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:55 AM  
**To:** Auzins, Erin  
**Subject:** FW: Urging you not approve Balducci's striking amendment

---

**From:** cjohnson@imcsoftware.com <cjohnson@imcsoftware.com>  
**Sent:** Monday, September 16, 2019 2:02 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Urging you not approve Balducci's striking amendment

Hello King County Council members,

I am writing to urge you NOT to approve Claudia Balducci's striking amendment, and to instead work with our County's existing wineries and tasting rooms to find a winning solution that preserves the rural character of the area while still promoting our Washington wines. Councilmember Balducci's new proposed restrictions would force some of our wonderful boutique wineries to move out of our County to survive. This is not OK.

Thanks for all your work for King County,  
Chris

Chris A Johnson

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Seattle, Washington 98103  
Call/Text 206.683.2818  
[www.IMCsoftware.com](http://www.IMCsoftware.com)



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:55 AM  
**To:** Auzins, Erin  
**Subject:** FW: new Winery proposal - CRITICAL!

---

**From:** Gene Howe <gene@sportsturnorthwest.com>  
**Sent:** Monday, September 16, 2019 2:07 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** new Winery proposal - CRITICAL!

Dear King County Council Members:

I would appreciate it if you would, at this time, please NOT consider the new **Balducci** proposal on the process of causing irreparable damage to many of the Winery businesses in and around Woodinville.

My good neighbor, Mathews Winery, on 140<sup>th</sup> Place NE, appears to be right in the bullseye of this proposal. I was of the understanding that a process was in order for the Council to come up with a fair and equitable answer to this (in my eyes!) non-problem.

It would be a shame to lose such a great neighbor and a wonderful family business. I have no interest in their business and, in fact, do not drink or purchase wine from anyone. We have had a wonderful neighbor relationship of watching out, helping, and "telling lies" over the fence for many years and I would really hate to see them damaged in any way.

I have witnessed the many Friday night events that are held at Mathews with many people enjoying a summer night out in farming country. Food trucks, hot air balloon vans and customers, and even families spend more than time at their place. They have made so many improvements to this area that should not be put in jeopardy.

If your original proposal to get input and make careful considerations from that input are still viable, I would ask that this new proposal be eliminated immediately and that the study of an equitable solution be continued.

I thank you for your time and your response.

Sincerely,

Gene Howe  
Across the street!  
Woodinville, WA



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:55 AM  
**To:** Auzins, Erin  
**Subject:** FW: Wine/Brewery District Code update

**From:** Dale Fonk <dalefonk@cs.com>  
**Sent:** Monday, September 16, 2019 2:32 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Wine/Brewery District Code update

Dear King County Council Members,

I have become aware that you are considering code changes that would affect many of the wine and beer tasting room facilities in the Sammamish Valley adjacent to Woodinville. I am writing today to express my opinion on this matter. The zoning regulations that have been in place for nearly 30 years are obsolete and do not meet the needs or preferences of the majority of the people that live in the area, the businesses that have come to thrive in the area or those who come to visit and patronize the businesses in the area. You need to rework the codes to accommodate the tasting rooms and other commercial enterprises that front along the various thoroughfares in the valley. You need to update the codes to be compatible with the City of Woodinville.

The opponents of this viewpoint like to harp on the need to keep the valley pristine and agricultural. They never point out that over 2/3 of the valley's acreage has already been secured as agricultural via the sale of the development rights. That is a pretty effective assurance that the general nature of the valley will stay more or less as it is. And where were those voices when the City of Woodinville incorporated and included the area around the Hollywood School House? Nowhere to be heard. Rather the issue was (and remains) money, or more specifically, tax money to the City of Woodinville. I am not opposed to the City of Woodinville receiving those tax dollars, but be honest about it. There is no magic to one parcel of land as compared to another just because it lies on one side or the other of a line drawn on a map and is inside or outside the city limits. Yet, the proponents of keeping the valley agricultural don't seem to mind what happens within the city limits.

It is wrong and unfair to penalize those businesses that are contributing members of our community the way that is being proposed. The valley is overwhelmingly agricultural now and it will stay that way into the foreseeable future. Let those who have put down roots and contribute to the vigorous commercial environment of our community continue to thrive. Don't give in to the fear mongering and one sided claims of the agricultural proponents. Find good compromises that permit the businesses to continue. Bear in mind, simply by purchasing so much of the development rights is already a substantial compromise in favor of those agricultural proponents. They have that, now they want more... and more... and more. They do not want to give an inch. That is not compromise. Tell them that you represent everyone, and the rest of us demand a compromise. They must be made to compromise and not have everything their way.

### **Dale Fonk**

16210 - 165th Pl. NE  
Woodinville, WA 98072  
206-799-3247



**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:56 AM  
**To:** Auzins, Erin  
**Subject:** FW: Balducci amendment

---

**From:** Rich Begert <richbegert@comcast.net>  
**Sent:** Monday, September 16, 2019 2:45 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Balducci amendment

**Please do not approve the Balducci striking amendment and to work with existing wineries and tasting rooms to find a balanced solution that both preserves the rural character of the area and promotes Washington wines.**

Sent from my iPhone



**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:56 AM  
**To:** Auzins, Erin  
**Subject:** FW: Balducci striking amendment

**From:** Phillip Israelson <israelsonmin@gmail.com>  
**Sent:** Monday, September 16, 2019 3:58 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Balducci striking amendment

Dear King Count Council,  
It has come to my attention that the King County Council is hearing and possibly voting on an amendment by Claudia Balducci called "Striker Version 4" that would put restrictions on existing wineries that would cause them to relocate or close down.

This is wrong! Especially when a family owned winery business has been operating for years. It is negative for businesses and creates lost jobs.

There must be a better way to go forward. Please take my comments into consideration before going forward. This will take more discussion to bring about a fair and balanced solution to all property owners.

Sincerely  
Phillip K Israelson  
7118 134th Ave. N.E.  
Redmond, WA. 98052

Phillip K Israelson  
Barnabas Ministries of Master's Resourcing Commission  
7118 134th Ave. N.E.  
Redmond, WA. 98052  
e-mail [barnabasm@comcast.net](mailto:barnabasm@comcast.net)  
Ph. 425-785-2913, Fax 425-885-5444

"Blessing I will bless you and multiplying I will multiply you" Heb. 6:14 NKJ



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:56 AM  
**To:** Auzins, Erin  
**Subject:** FW: Winery/Brewery/Distillery Code Update

---

**From:** John R. Black <Black@broderickgroup.com>  
**Sent:** Monday, September 16, 2019 4:12 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Winery/Brewery/Distillery Code Update

My name is John Black  
9210 NE 37<sup>th</sup> Place  
Yarrow Point.WA 98004  
King County

Asking you to NOT APPROVE!!!!!!



**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:56 AM  
**To:** Auzins, Erin  
**Subject:** FW: Matthews Winery + TENOR Wines please don't relocate!!

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

From: Dylan Johnson <dylan2389@gmail.com>  
Sent: Monday, September 16, 2019 5:42 PM  
To: Communications, Comments <council@kingcounty.gov>  
Subject: Matthews Winery + TENOR Wines please don't relocate!!

As a true Washingtonian we appreciate the old school style and family business of these Washington wineries. Please do not tread on long time business owners in the area! We appreciate our small business owners and the character of of the area. It would be a shame to put up and zone out these places! Keep the Washington's character alive and our local wineries.

Thank you,  
God bless  
-Dylan Johnson

Sent from my iPhone



**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:56 AM  
**To:** Auzins, Erin  
**Subject:** FW: Zoning for Woodinville wineries and tasting rooms and parking

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

From: Bob Holert <Bob@holerthome.com>  
Sent: Monday, September 16, 2019 5:57 PM  
To: Communications, Comments <council@kingcounty.gov>  
Cc: Balducci, Claudia <Claudia.Balducci@kingcounty.gov>  
Subject: Zoning for Woodinville wineries and tasting rooms and parking

Council members,

Woodinville has built a thriving business with wineries for both production and tasting. This not only benefits Woodinville but the whole state as the wineries with tasting rooms there are mainly Washington State wineries. Common sense tell me that the Council and specifically Councilmember Balducci, for whom I have high regards, should strongly consider working with the wineries so artificial limits on sales space, events and parking are not legislated.

Thank you all for your consideration!

Bob and Kathy Holert  
Kirkland WA 98033  
206-499-3236  
bob@holerthome.com

Sent from my iPhone



**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:56 AM  
**To:** Auzins, Erin  
**Subject:** FW: The Balducci Striking Amendment

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

From: John Howie <jhowie@seastarrestaurant.com>  
Sent: Monday, September 16, 2019 6:14 PM  
To: Communications, Comments <council@kingcounty.gov>  
Subject: Re: The Balducci Striking Amendment

To whom it ma concern;

As a business owner in King County I know how hard it is to make ends meet, although the economy is strong...businesses are suffering from a lack of qualified employees, far too much competition, and increased regulation.

Please find a way to work with the wineries and other businesses in the Sammamish Valley, between Redmond and Woodinville.

Creating new laws and regulations that force businesses that have been a part of that community for many many years is not fair and doesn't make any business sense.

These owners have contributed to the community financially, and and have been good neighbors promoting and making the valley a great destination, they deserve a fair solution.

I kindly ask that you reconsider working with the owners of these businesses and find a way to work through the issues and bring the community together for the betterment of all who call the valley home.

Sincerely,

Chef John Howie

Sent from my iPhone



**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:56 AM  
**To:** Auzins, Erin  
**Subject:** FW: do not support Balducci proposal

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

From: Janet Lawler <janetlawler53@comcast.net>  
Sent: Monday, September 16, 2019 7:46 PM  
To: Communications, Comments <council@kingcounty.gov>  
Subject: do not support Balducci proposal

Please preserve the rural character of the charming Woodinville Winery community and protect the business of the Winemakers and their tasting rooms. Please Do NOT approve Caludia Balducci's proposal. Preserve the charming character of Woodinville winery district.

Thank you,  
Janet Lawler  
3625 92nd Ave NE  
Yarrow Pt, WA 98004  
425-462-1445



**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:57 AM  
**To:** Auzins, Erin  
**Subject:** FW: Matthews Winery

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

From: Stephanie Lillibridge <stephlillibridge@gmail.com>  
Sent: Monday, September 16, 2019 7:59 PM  
To: Communications, Comments <council@kingcounty.gov>  
Subject: Matthews Winery

We are so saddened by the news of Matthews Winery possibly having to relocate! We have spent many family nights there watching our kids run in the grass and would greatly miss this wonderful place still left to enjoy in this area. Please do not take it away from us!

Stephanie Lillibridge  
425.894.9341



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:57 AM  
**To:** Auzins, Erin  
**Subject:** FW: An Urgent Plea!

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

From: Crystal Stull <crystalstull@me.com>  
Sent: Tuesday, September 17, 2019 8:17 AM  
To: Communications, Comments <council@kingcounty.gov>  
Subject: An Urgent Plea!

Dear King County Council,

I am with a community organization of women that has met at Matthews Winery monthly now for 6 plus years. They have been very generous to host us from the beginning and we appreciate coming to a low-key, 'rural-feeling' business, that encourages gatherings of the community and surrounding areas.

We usually fill the parking lot on that Wed.evening and depart before 9PM.

It would be extremely sad to no longer come to Woodinville for this event. Our crowd has grown over the years, and today is able to give Matthews a thriving mid week business, which I'm sure the city benefits from as well.

Some women come from Woodinville, and a significant number come from surrounding areas.

Many of us meet up with other girlfriends ahead of time at nearby restaurants for dinner, and sometimes shop at nearby stores/nurseries earlier in the afternoon ahead of time. In short, we bring more business to Woodinville.

We appreciate the 'small town' community feel and the businesses that surround the area.

I make a plea this morning on behalf of Matthews and our group that you would consider keeping their space useable by such mid-size groups as ours.

This is a valuable space in a rural setting that is being well used by the community.

It would be a shame for their parking and wine tasting facilities to be so limited as the bill this morning proposes!!

I sincerely hope you allow their business to continue as it has in the past.

Thank you for your consideration,

Crystal Stull



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:58 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 9:58:24 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Lorraine Paull

EMail: [thepauls@msn.com](mailto:thepauls@msn.com)

addr1: 5623 36th Ave SW

city: Seattle

state: WA

zip: 98126

MessageText: Please do NOT eliminate wineries ineries, breweries and distilleries from King County. They are a growing Washington business. Let them co-exist with other business in King County. I wholeheartedly support these businesses.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/64.0.3282.140 Safari/537.36 Edge/18.17763



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 10:02 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 10:02:21 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Sarah Swann

Email: SARAHJOSEFIINA@YAHOO.COM

addr1: 18903 276TH AVE SE

city: ISSAQUAH

state: WA

zip: 98027

MessageText: Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Linux; Android 9; SM-G955U) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/77.0.3865.73 Mobile Safari/537.36



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 10:05 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 10:04:33 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Sean Amann

EMail: samannmd@gmail.com

addr1: 12746 42nd Ave NE

city: Seattle

state: WA

zip: 98125

MessageText: The amendments (strikers) provided by council member Balducci represent solely the wishes of a small special-interest group, and not the will of the majority. These Prohibitionist views are an anachronism and will only have negative economic impacts, without providing any benefit. Wineries, breweries, and distilleries provide a valued service for the community and should be allowed to continue to flourish in King County as they have been up to this point. Special interest groups cannot be given rule of the land in a Democracy.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (iPhone; CPU iPhone OS 12\_4\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1.2 Mobile/15E148 Safari/604.1



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 10:29 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 10:29:17 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Charles Seaton

EMail: [andrewseaton81@gmail.com](mailto:andrewseaton81@gmail.com)

addr1: 22211 NE 21st Way

city: Sammamish

state: WA

zip: 98074

MessageText: Extremely disappointed in the restrictive changes to the Adult Beverage Ordinance. This area is renowned not just locally, but globally as one of the greatest wine destinations in the Northwest. This industry has provided substantial growth and revenue for the county.

I'm ashamed that Councilperson Balducci is caving into pressure, rather than considering what is best for all of their constituents, not just the loud ones.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/76.0.3809.132 Safari/537.36



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 10:33 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 10:32:43 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Anne Bumgarner

EMail: aedington1@mac.com

addr1: 4510 50th Ave SW

city: Seattle

state: WA

zip: 98116

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County. Seriously, leave the wineries and distilleries alone - most of us love them!

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_14\_6) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1.2 Safari/605.1.15



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 10:47 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 10:46:41 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Dain Steenberg

EMail: DainSteenberg@gmail.com

addr1: 134 27th ave east

city: Seattle

state: Wa

zip: 98112

MessageText: ?Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Linux; Android 9; SM-G960U) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/76.0.3809.132 Mobile Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 11:10 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 11:10:01 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Joseph G Filoseta

EMail: [joe.filoseta@gmail.com](mailto:joe.filoseta@gmail.com)

addr1: 7702 18th Avenue NE

city: Seattle

state: WA

zip: 98115

MessageText: Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Linux; Android 9; SM-G960U) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/76.0.3809.132 Mobile Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 11:10 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 11:10:29 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Sean Nelson

EMail: sean.nelson85@gmail.com

addr1: 4830 Fauntleroy Way SW

addr2: Apt 303

city: Seattle

state: WA

zip: 98116

MessageText: I am very opposed to the "Balducci Strikers" as the proposed revisions would be needlessly restrictive on breweries, wineries, and distilleries. Such business provide a valuable addition to the Seattle community and King County as a whole -- they are some of my and my partner's favorite meeting places and I would be extremely sad and angry to see them struggle because of meaningless additional restrictions. The way such amendments were unilaterally proposed also strikes me as undemocratic and I wholeheartedly believe that the vast majority of King County residents stands with me in support of our local breweries, wineries, and distilleries.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/76.0.3809.100 Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 11:50 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 11:49:52 AM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Debra Landers

EMail: [landers.debra@gmail.com](mailto:landers.debra@gmail.com)

addr1: 14615 438th Ave SE

city: North Bend

state: WA

zip: 98045

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County., they are important to help us maintain a vital / energetic downtown, in my small town of North Bend.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/76.0.3809.132 Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 12:16 PM  
**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 12:15:53 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: RICHARD NYGREN

EMail: RANYGREN@COMCAST.NET

addr1: 15731 NE 183RD ST

city: WOODINVILLE

state: WA

zip: 98072

MessageText: I'd just like to go on record again as opposing ANY King County control over the types of businesses that operate in the greater Woodinville area. It seems a very small minority are anti winery, I can assuredly tell you that the VAST majority of Woodinville residents love the winery and tasting room and feel blessed that they have located in our area. Additionally, thousands upon thousands of local Puget Sound area residents enjoy coming to Woodinville and the tasting rooms as a weekend outing. The Seattle area does not have the climate for the grapes and wineries /tasting rooms to coexist, and driving 3 or 4 hours from the population centers to where the grapes are grown is highly inconvenient and emits a lot of CO2 in doing so. Having a wonderful experience in Woodinville, so close to the population centers is a true community asset and any attempt to reduce or hamper their existence and success would be considered VERY detrimental.

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/76.0.3809.132 Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 12:37 PM  
**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 12:36:44 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Vicki Wales

EMail: [vwales@yahoo.com](mailto:vwales@yahoo.com)

addr1: 322 219th Ave NE

city: Sammamish

state: Washington

zip: 98074

MessageText: ?Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/64.0.3282.140 Safari/537.36 Edge/18.17763



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 12:43 PM  
**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 12:43:15 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Mary R DeYoung

EMail: mrdmisc@gmail.com

addr1: 7702 18TH AVE NE

city: SEATTLE

state: WA

zip: 98115-4426

MessageText: I write to request that the council strike the proposed Balducci revisions to the regulations. Instead, let Wineries, Breweries and Distilleries co-exist with other business in King County. These industries bring in substantial dollars and are a great addition to our local economy. I support these businesses in King County and request that the council vote down Balducci's short-sighted proposed revisions.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 6.1; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/77.0.3865.75 Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 12:44 PM  
**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 12:44:16 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: David McFarland

EMail: davidmcfarland5@gmail.com

addr1: 4821 160th PI SE

city: Bellevue

state: WA

zip: 98006

MessageText: ?Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 6.1; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/76.0.3809.132 Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 12:48 PM  
**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 12:48:27 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Virginia McDonald

Email: [ginny0324@gmail.com](mailto:ginny0324@gmail.com)

addr1: 17918 NE 156th St.

city: Woodinville

state: Washington

zip: 98072

MessageText: I support wineries, breweries and distilleries in King County. They provide many benefits to Woodinville, its residents and visitors. Please allow them to continue to operate successfully and peacefully in their current locations.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (iPhone; CPU iPhone OS 12\_4\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1.2 Mobile/15E148 Safari/604.1



**Auzins, Erin**

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 1:14 PM  
**To:** Auzins, Erin  
**Subject:** Form submission from: <https://www.kingcounty.gov/>

Submitted from: <https://www.kingcounty.gov/> Submitted at 1:13:56 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Marie Burke

EMail: queenmb72@gmail.com

addr1: 26063 231st PL SE

city: Maple Valley

state: WA

zip: 98038

MessageText: Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County. Wineries, Breweries and Distilleries are relaxing places to enjoy with friends just like going to any bar. What is the difference?

Keep Wineries, Breweries and Distilleries in existence.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; WOW64; rv:60.0) Gecko/20100101 Firefox/60.0



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 1:45 PM  
**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 1:45:11 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Kathy Heideman

EEmail: [kathyheideman@hotmail.com](mailto:kathyheideman@hotmail.com)

addr1: 14119 182nd Ave NE

city: Woodinville

state: Washington

zip: 98072-9323

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

These people are being selfish. The breweries and wineries provide a huge tax base and are a great family oriented fun thing to do.

Please don't bow to these self interest groups. Thank you

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 6.1; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/76.0.3809.132 Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 1:58 PM  
**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 1:58:18 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Megan Low

EMail: meglow08@yahoo.com

addr1: 15839 16th Ave SW

city: Burien

state: WA

zip: 98166

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/64.0.3282.140 Safari/537.36 Edge/18.17763



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 2:46 PM  
**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 2:45:55 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Danielle Luartes

EMail: dani@lakere.com

addr1: 4621 ne 192nd st

city: Lake Forest Park

state: WA

zip: 98155

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.  
I support this vital part of the PNW, its part of our community and part of our tourism. It would be a very sad to watch one of my favorite parts of past times that I share with friends , family and visitors , disappear.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/70.0.3538.102 Safari/537.36 Edge/18.18362



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 4:21 PM  
**To:** Auzins, Erin  
**Subject:** FW: Let wineries coexist with other businesses in king county

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

From: Gabrielle Gibbert <ggibbert@aol.com>  
Sent: Tuesday, September 17, 2019 11:38 AM  
To: Communications, Comments <council@kingcounty.gov>  
Subject: Let wineries coexist with other businesses in king county

Sent my mobile. Gabby Gibbert



**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 4:21 PM  
**To:** Auzins, Erin  
**Subject:** FW: New zoning ordinance

---

**From:** Brandi Huang <limelookalike@yahoo.com>  
**Sent:** Tuesday, September 17, 2019 3:42 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** New zoning ordinance

To whom it concerns,

I DO NOT APPROVE the Balducci striking amendment ! I'd rather you work with existing wineries and tasting rooms to find a balanced solution that both preserves the rural character of the area and promotes Washington wines. My favorite winery "Matthews" would be forced to close if this passes! Please look at other options.

Thank you,  
Brandi Huang

[Sent from Yahoo Mail for iPhone](#)



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 4:40 PM  
**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 4:40:16 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: John Vair

EMail: cubuffsfan@aol.com

addr1: 4137 22nd Ave SW

city: Seattle

state: WA

zip: 98106

MessageText: I am against the winery code update that would restrict or eliminate wine tasting rooms in King County. Please do not approve this change to current winery Operations. Thanks

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (iPhone; CPU iPhone OS 12\_4\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1.2 Mobile/15E148 Safari/604.1



## Auzins, Erin

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**From:** Michael McNett <mkmcnett@gmail.com>  
**Sent:** Tuesday, September 17, 2019 4:58 PM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

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

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

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

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

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

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

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

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

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

Sincerely,  
Michael McNett  
4216 Chilberg Ave SW  
Seattle, WA 98116



## Auzins, Erin

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**From:** Kelly Veit <veit.kelly@gmail.com>  
**Sent:** Tuesday, September 17, 2019 5:00 PM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

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

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

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

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

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

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

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

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

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

Sincerely,  
Kelly Veit  
4217 Chilberg Ave SW  
Seattle, WA 98116



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 5:51 PM  
**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 5:51:22 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Brenda Fortier

EMail: [brendamiddleton@hotmail.com](mailto:brendamiddleton@hotmail.com)

addr1: SE 46th Terrace

city: Issaquah

state: WA

zip: 98029

MessageText: I oppose the Balducci Strikers.  
Wineries and tasting rooms are part of what make this area so unique and great!

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/76.0.3809.132 Safari/537.36



## Auzins, Erin

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**From:** Debra Russell <debra.abfab@gmail.com>  
**Sent:** Tuesday, September 17, 2019 5:54 PM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

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

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

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

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

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

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

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

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

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

Sincerely,  
Debra Russell  
719 N. 62nd St  
Seattle, WA 98103



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 6:04 PM  
**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 6:04:00 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Daniel K OBrien

Email: [obriend17@gmail.com](mailto:obriend17@gmail.com)

addr1: 2892 258th Place Southeast

city: Sammamish

state: WA

zip: 98075

MessageText: Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/77.0.3865.75 Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 8:25 PM  
**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 8:25:05 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Rosie & Kim

EMail: jeffersoncakepan@gmail.com

addr1: 10743 SW Cowan Rd.

city: Vashon

state: Wa

zip: 98070

MessageText: Our names are Kim & Rosie owners of Jefferson Cakepan (a local Vashon Bakery) we are not only members of the community on Vashon Island but also business owners.

We are a small business focused on local ingredients, family & community oriented structure & supporting our personal family with our business.?

We are emailing to voice support for the amendment that Council member McDermott has proposed to the winery, brewery, and distillery Ordinance #2018-0241.2 that was discussed on Monday September 16th and will discuss again on October 7th.

We not only support but RELY on these?businesses for cross marketing of our products and to utilize business to business events, ensuring the building of our community and continued commerce. We fully rely on local products to propel community inclusion and expansion of local businesses!

Please take a moment to review all of the information provided by our colleagues and community members as well as the ramifications it could cause to communities like ours. We are unique in the community that we have built here on Vashon Island and request your understanding of the impact this ordinance will have on many families who rely upon the employment and income these businesses provide.

Thank you for your review and consideration!

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User IP Address:10.84.2.22



User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/76.0.3809.132 Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 8:25 PM  
**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 8:25:11 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Rosie & Kim

EMail: jeffersoncakepan@gmail.com

addr1: 10743 SW Cowan Rd.

city: Vashon

state: Wa

zip: 98070

MessageText: Our names are Kim & Rosie owners of Jefferson Cakepan (a local Vashon Bakery) we are not only members of the community on Vashon Island but also business owners.

We are a small business focused on local ingredients, family & community oriented structure & supporting our personal family with our business.?

We are emailing to voice support for the amendment that Council member McDermott has proposed to the winery, brewery, and distillery Ordinance #2018-0241.2 that was discussed on Monday September 16th and will discuss again on October 7th.

We not only support but RELY on these?businesses for cross marketing of our products and to utilize business to business events, ensuring the building of our community and continued commerce. We fully rely on local products to propel community inclusion and expansion of local businesses!

Please take a moment to review all of the information provided by our colleagues and community members as well as the ramifications it could cause to communities like ours. We are unique in the community that we have built here on Vashon Island and request your understanding of the impact this ordinance will have on many families who rely upon the employment and income these businesses provide.

Thank you for your review and consideration!

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User IP Address:10.84.2.22



User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/76.0.3809.132 Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 9:33 PM  
**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 9:32:36 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Karin Anderson

Email: [ktaglobal@gmail.com](mailto:ktaglobal@gmail.com)

addr1: 11700 Mukilteo Speedway

addr2: Ste 201-1174

city: MUKILTEO

state: WA

zip: 98275

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:69.0) Gecko/20100101 Firefox/69.0



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 17, 2019 10:18 PM  
**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 10:18:23 PM, on Tuesday, September 17, 2019

Winery\_Code:

FromUser: Marlene Kane

EMail: marlkan79@gmail.com

addr1: 21434 129th PI SE

city: Kent

state: WA

zip: 98031

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (iPad; CPU OS 12\_4\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko)  
Version/12.1.2 Mobile/15E148 Safari/604.1



## Auzins, Erin

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**From:** Kelly Veit <veit.kelly@gmail.com>  
**Sent:** Wednesday, September 18, 2019 2:49 AM  
**To:** Auzins, Erin  
**Subject:** The Beverage Ordinance puts King County farmers out of business

Dear Supervising Legislative Analyst Erin Auzins,

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

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

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

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

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

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

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

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

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

Sincerely,  
Kelly Veit  
4217 Chilberg Ave SW  
Seattle, WA 98116



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Wednesday, September 18, 2019 7:19 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 7:18:43 AM, on Wednesday, September 18, 2019

Winery\_Code:

FromUser: Ken Cermak

EMail: [kencermak50@gmail.com](mailto:kencermak50@gmail.com)

addr1: 10243 California Ave SW

city: Seattle

state: WA

zip: 98146

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

Personal Note:

I have been drinking wine and appreciating/learning about wine, grape cultivation, and the people who derive a great deal of pleasure from wine, for the last 50 years. Anything taken in excess can be bad for human consumption. I have found that wine has a civilizing effect on people, and I enjoy going to the local winetasting establishments, wineries, And breweries in the Seattle area. Please, please, do not legislate these establishments out of business in King County.  
Ken Cermak

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (iPhone; CPU iPhone OS 12\_4\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1.2 Mobile/15E148 Safari/604.1



**Auzins, Erin**

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**From:** Communications, Comments  
**Sent:** Wednesday, September 18, 2019 10:51 AM  
**To:** Auzins, Erin  
**Subject:** Form submission from: <https://www.kingcounty.gov/>

Submitted from: <https://www.kingcounty.gov/> Submitted at 10:51:06 AM, on Wednesday, September 18, 2019

Winery\_Code:

FromUser: Michele

EMail: mamato0030@aol.com

addr1: 16833 SE 134th st

city: Renton

state: WA

zip: 98059

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:69.0) Gecko/20100101 Firefox/69.0



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Wednesday, September 18, 2019 8:38 PM  
**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 8:37:35 PM, on Wednesday, September 18, 2019

Winery\_Code:

FromUser: Tashia Shuey

EMail: bluevet40@yahoo.com

addr1: 21025 40th Ave SE

city: Bothell

state: WA

zip: 98021

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

We fully support and value the tasting rooms and wineries is Woodinville/King County. It's part of their allure and attraction that keeps us coming back to the area as we live in Bothell. It brings us back often for dining and other entertainment in the area. It would be a terrible loss for residents and visitors to lose this industry.

Sincerely,  
Tash Shuey

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (iPhone; CPU iPhone OS 12\_4 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1.2 Mobile/15E148 Safari/604.1



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Thursday, September 19, 2019 5:33 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 5:33:15 AM, on Thursday, September 19, 2019

Winery\_Code:

FromUser: Jeff Shuey

EMail: [jmshuey1@gmail.com](mailto:jmshuey1@gmail.com)

addr1: 21025 40th Ave SE

city: Bothell

state: WA

zip: 98021

MessageText: I'd like to voice my support in favor of allowing the wineries and breweries in the area to operate without excessive restrictions. They are one of the things that make the Woodinville area very appealing. I heard recently about the "Balducci striker" amendments in particular which ic like to see removed.

Sincerely,  
Jeff Shuey

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (iPhone; CPU iPhone OS 12\_2 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1 Mobile/15E148 Safari/604.1



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Thursday, September 19, 2019 9:37 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 9:36:36 AM, on Thursday, September 19, 2019

Winery\_Code:

FromUser: Sarah N

EMail: sandjshow@frontier.com

addr1: 11663 102PL NE

city: Kirkland

state: WA

zip: 98034

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64; rv:69.0) Gecko/20100101 Firefox/69.0



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Thursday, September 19, 2019 11:26 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 11:25:33 AM, on Thursday, September 19, 2019

Winery\_Code:

FromUser: Jay Vining

EMail: sandjshow@frontier.com

addr1: 11663 102 PL NE

city: Kirkland

state: Washington

zip: 98034

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; WOW64; Trident/7.0; rv:11.0) like Gecko



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Friday, September 20, 2019 9:15 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 9:15:00 AM, on Friday, September 20, 2019

Winery\_Code:

FromUser: Holly Krohn

EMail: [hollykrohn@mac.com](mailto:hollykrohn@mac.com)

addr1: 830 14th Ave.

city: Seattle

state: WA

zip: 98122

MessageText: King County must to protect Ag lands for our future.  
The Council must keep the SO-120 Rural Area Buffer for the Sammamish Valley intact. To not do so would be extremely shortsighted.

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_14\_6) AppleWebKit/605.1.15 (KHTML, like Gecko)  
Version/12.1.2 Safari/605.1.15



## Auzins, Erin

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**From:** Kate Conant <conantk@hotmail.com>  
**Sent:** Saturday, September 21, 2019 4:36 PM  
**To:** Auzins, Erin  
**Subject:** Balducci version of the Adult Beverage Ordinance

Erin Auzins-

Regarding the Balducci version of the Adult Beverage Ordinance: This latest version of the Adult Beverage Ordinance contains improvements over prior versions; there are still two significant flaws allow bars to permanently establish themselves the Sammamish Valley Rural Area and important farmland buffer areas. I am requesting that you:

1) Remove Demonstration Project Overlay A from the Sammamish Valley.

2) Require Wineries (etc.) in the Rural Area and A zones to conduct all 3 stages of beverage production as defined by the state, and ***limit sales to only beverages produced on-site.***

- There is plenty of space inside the Urban Growth Area for additional beverage retail outlets.
- Rampant land price speculation and environmental degradation are existential threats to the Valley's APD farm businesses.
- Urban-use businesses should be operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting already exists.
- The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses. This will only lead to endless code enforcement battles.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Thank you for your public service and your consideration of this matter.

Kate Conant



## Auzins, Erin

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**From:** Linda Shepherd <ljsheprd@gmail.com>  
**Sent:** Sunday, September 22, 2019 2:55 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Linda Shepherd  
14985 256th Ave SE  
Issaquah, WA 98027



## Auzins, Erin

---

**From:** Lori Poliski <ljpoliski@gmail.com>  
**Sent:** Sunday, September 22, 2019 2:59 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Hello, While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas. Thank you, Lori Poliski

Sincerely,  
Lori Poliski  
17016 NE 152nd St  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Jen Blume <jenblume10@hotmail.com>  
**Sent:** Sunday, September 22, 2019 3:01 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Jen Blume  
3131 NE 83rd St  
Seattle, WA 98115



## Auzins, Erin

---

**From:** mary vermeulen <maryverms@gmail.com>  
**Sent:** Sunday, September 22, 2019 3:03 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

At this time when we are aware of how all of our streams and rivers impact the Puget Sound water purity we need to be aware of how this impacts the Sammamish River. We all want to keep the Orca alive and healthy with food for them to eat. The Sammamish River is a salmon spawning stream. It needs to be protected from further pollution.

Sincerely,  
Mary Vermeulen

Sincerely,  
mary vermeulen



16734 NE 102nd Pl  
Redmond, WA 98052



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Sunday, September 22, 2019 3:06 PM  
**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 3:06:20 PM, on Sunday, September 22, 2019

Winery\_Code:

FromUser: Matthew Lang

Email: Mrlang3@hotmail.com

addr1: 521 stadium place S.

addr2: S2501

city: Seattle

state: WA

zip: 98104

MessageText: Strike the Balducci Strikers. Let Wineries, Breweries and Distilleries co-exist with other business in King County. I support these businesses in King County.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (iPad; CPU OS 12\_4\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko)  
Version/12.1.2 Mobile/15E148 Safari/604.1



## Auzins, Erin

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**From:** Kevin Scott <kevin@k2scott.com>  
**Sent:** Sunday, September 22, 2019 3:12 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Dear King County Council Members, as a property owner who lives adjacent to Overlay A, I am very concerned about the impact to the quiet enjoyment of my property as well as my property value by the Adult Beverage Ordinance.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Kevin Scott  
15020 Northeast 144th Street  
Redmond, WA 98052



## Auzins, Erin

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**From:** Laura Koetke <laurakoetke@hotmail.com>  
**Sent:** Sunday, September 22, 2019 3:14 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Laura Koetke  
16639 NE 48th St  
Redmond, WA 98052



## Auzins, Erin

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**From:** Sallee Carlson <sc98034@yahoo.com>  
**Sent:** Sunday, September 22, 2019 3:14 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Sallee Carlson  
12308 181st Ct NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Lissa Treadway <lissa.treadway@gmail.com>  
**Sent:** Sunday, September 22, 2019 3:14 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Lissa Treadway  
22423 NE 12th Ct  
Sammamish, WA 98074



## Auzins, Erin

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**From:** Christine Helbock <c.helbock@me.com>  
**Sent:** Sunday, September 22, 2019 3:16 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Please, please do the right thing for our rural area. I have lived here all my life and my kids are grown adults living here now. Please allow us to keep our rural land. Our farmlands and farmers are what make this area what it is. Please hear us!!! Thank you

Sincerely,  
Christine Helbock  
16607 NE 143rd street  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Megan DeSantis <megan.desantis@gmail.com>  
**Sent:** Sunday, September 22, 2019 3:17 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Megan DeSantis  
19145 NE 151st Street  
Woodinville, WA 98072



## Auzins, Erin

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**From:** TERENCE KRIHA <TKRIHA@QUIXNET.NET>  
**Sent:** Sunday, September 22, 2019 3:31 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
TERENCE KRIHA  
14935 NE 147TH CT  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Carolyn Vache <cvache@comcast.net>  
**Sent:** Sunday, September 22, 2019 3:34 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Carolyn Vache  
17723 NE 133 St  
redmond, WA 98052



## Auzins, Erin

---

**From:** MaryJo Gerst <maryjo1532@hotmail.com>  
**Sent:** Sunday, September 22, 2019 3:34 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

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Sincerely,  
MaryJo Gerst  
1532 NW 195 St Unit 3  
Shoreline, WA 98177



## Auzins, Erin

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**From:** Susan Hausmann <susanh959@gmail.com>  
**Sent:** Sunday, September 22, 2019 3:43 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Dear King County Council,  
Please protect our fragile farmlands.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
Susan Hausmann  
10714 2nd Ave NW  
Seattle, WA 98177



## Auzins, Erin

---

**From:** Stephanie Roche <jumpforjoy2day@hotmail.com>  
**Sent:** Sunday, September 22, 2019 3:44 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

My name is Stephanie Roche and I have lived in King County for 45 years. I have used wide open spaces for years for biking and hiking exercise, but more importantly for peace of mind. Studies now abound on the importance of open space and nature for urban dwellers. We live in an urban landscape with growth gobbling up the few open spaces left. I fully support the protection of the Sammamish Valley from further development. Here are the details from a group that I support:

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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I STRESS:

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Thank you.



Sincerely,  
Stephanie Roche  
6405 Phinney Ave N Apt L  
Seattle, WA 98103



## Auzins, Erin

---

**From:** Lynn Ellis <Lynnegellis@gmail.com>  
**Sent:** Sunday, September 22, 2019 3:44 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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I enjoy our community, including the wine industry. But I'm super concerned about the farming community. It is so important we protect this land (which means protecting the buffer zone). Thank you for your consideration of this very hard situation.

Lynne

Sincerely,  
Lynn Ellis  
15020 NE 173rd St.  
Woodinville, WA 98072



**Auzins, Erin**

---

**From:** gary bamesberger <gary@somethingforkids.com>  
**Sent:** Sunday, September 22, 2019 3:46 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Come on people. Do the right thing. The problem at the heart of this debate is land speculation, you must stop it now. The current Balducci version of the Adult Beverage Ordinance contains two flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas.

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
gary bamesberger  
15841 NE 162nd street  
woodinville, WA 98072



## Auzins, Erin

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**From:** Susan Davis <spicker76@yahoo.com>  
**Sent:** Sunday, September 22, 2019 3:48 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Susan Davis  
15346 ne 140th  
Redmond, WA 98052



## Auzins, Erin

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**From:** I. DANILOVS <MELLIG@COMCAST.NET>  
**Sent:** Sunday, September 22, 2019 3:54 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
I. DANILOVS  
15600 NE 8TH ST #B1-817  
BELEVUE, WA 98008



## Auzins, Erin

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**From:** Raanan Menon <raanan.odom@gmail.com>  
**Sent:** Sunday, September 22, 2019 3:58 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Hello,

I wholeheartedly agree with the form letter below (written by Friends of Sammamish Valley). Further commercial development of the Sammamish Valley within Woodinville seems crazy to me without provisions for wider roads, city sewer, etc. Many people who live around the Sammamish Valley chose this area as a home because of the undeveloped/rural nature, access to farmstands, U-pick areas and the river trail surrounded by greenery and fields. We do not want to see this rural character destroyed. And Woodinville will be hurt by destroying its rural character...it's a big part of the charm and draw of the winery scene there. And do we need more wineries? Really? This ordinance is not serving the interests of the majority of residents of this area.

Raanan Menon  
Redmond

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated



APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer area

Sincerely,  
Raanan Menon  
16517 NE 134th Pl  
Redmond, WA 98052



## Auzins, Erin

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**From:** Frank Shuri <fshuri@golder.com>  
**Sent:** Sunday, September 22, 2019 4:31 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Please keep the Valley a place where we can take our children!

Thank you.

Sincerely,  
Frank Shuri  
21401 52nd Ave. SE  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Robert Smith <robert@cadencesweetspot.com>  
**Sent:** Sunday, September 22, 2019 4:38 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Dear King County Council:

This will lead to increased pollution in our local farmlands which we should protect for future generations. The wine business doesn't need this giveaway.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Robert Smith  
10714 2nd Ave NW  
Seattle, WA 98177



## Auzins, Erin

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**From:** Dave Malcham <dave.malcham@gmail.com>  
**Sent:** Sunday, September 22, 2019 4:41 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Dave Malcham  
13305 NE 171st St.  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Lisa Cunningham <cunningham.lc@gmail.com>  
**Sent:** Sunday, September 22, 2019 4:57 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

I grew up in the Sammamish Valley area and this issue is very important to me.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Lisa Cunningham  
15717 NE 134th Street  
Redmond, WA 98052



## Auzins, Erin

---

**From:** Daniel Vache <danvache@comcast.net>  
**Sent:** Sunday, September 22, 2019 4:59 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

I appreciate that Council Member Claudia Balducci introduced an updated version of the Audit Beverage Ordinance and is an improvement over earlier versions, there are still significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

I just visited two wineries yesterday, 9/20/19 and can attest the wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Please keep your constituents in mind and we elected you to work on our behalf and not for your big dollar supporters.

Respectfully,

Daniel G. Vache

Sincerely,  
Daniel Vache



17723 NE 133rd St  
Redmond, WA 98052



## Auzins, Erin

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**From:** Sherry Uyematsu <timsheru@comcast.net>  
**Sent:** Sunday, September 22, 2019 5:42 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Sherry Uyematsu  
11304 167th court ne  
Redmond, WA 98052



## Auzins, Erin

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**From:** GARY SKELTON <gary.skelton@gmail.com>  
**Sent:** Sunday, September 22, 2019 6:10 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
GARY SKELTON  
14131 174th pl ne  
redmond, WA 98052



## Auzins, Erin

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**From:** John Schmied <jschmied77@hotmail.com>  
**Sent:** Sunday, September 22, 2019 6:14 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Dear King County Council members. I'd like to take a minute of your time to express my opinion of your latest version of the Adult Beverage Ordinance,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

John Schmied

Sincerely,  
John Schmied  
12826 NE 185th Ct  
Bothell, WA 98011



## Auzins, Erin

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**From:** Mohsen Dadfarnia <mdadfarnia@yahoo.com>  
**Sent:** Sunday, September 22, 2019 6:15 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Dear Council members,

I would like to thank all the members, especially Council member Claudia Balducci for introducing the updated version of Adult Beverage Ordinance. While the current Balducci version contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas.

I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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It is not clear why the Council is supporting the narrow interests of a handful of code violators and land speculators over the will of the people. Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Mohsen Dadfarnia  
13424 157th Ave NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Jeff Jensen <jjensen@hootinrecruiting.com>  
**Sent:** Sunday, September 22, 2019 6:17 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

King County Council. Thank you for working toward an equitable solution regarding the beverage ordinance specific to Woodinlle and the Sammamish Valley. While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site. I don't know why the County should vary from the state directive.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts. Thank you for giving timelines to violators to become compliant or close down. The current violators have been laughing about the small fines that they have had to pay as they, with intent, continue to disrespect the current ordinance.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Thank you for the job you are doing in getting it right.

Jeff Jensen  
425.344.2066



Sincerely,  
Jeff Jensen  
15717 168th Ave NE  
Woodinville, WA 98072



## Auzins, Erin

---

**From:** Kathy Whitty <tkwhitty@comcast.net>  
**Sent:** Sunday, September 22, 2019 6:25 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Sincerely,  
Kathy Whitty  
tkwhitty@comcast.net  
Woodinville, WA 98077



## Auzins, Erin

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**From:** Karin Doe <kittendoe222@hotmail.com>  
**Sent:** Sunday, September 22, 2019 6:30 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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



## Auzins, Erin

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**From:** Justas Vilgalys <justasvilgalys@hotmail.com>  
**Sent:** Sunday, September 22, 2019 6:30 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

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Sincerely,  
Justas Vilgalys  
18320 NE 204 ct  
Woodinville, WA 98077



## Auzins, Erin

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**From:** Steven Doe <stevenadoe@hotmail.com>  
**Sent:** Sunday, September 22, 2019 6:30 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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



## Auzins, Erin

---

**From:** Joachim Veith <joachim@veith-team.net>  
**Sent:** Sunday, September 22, 2019 6:33 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Your truly,

Sincerely,  
Joachim Veith  
12956 64th Ave NE  
Kirkland, WA 98034



## Auzins, Erin

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**From:** Mark Castro <markacastro@seanet.com>  
**Sent:** Sunday, September 22, 2019 6:44 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.
- 3) Require environmental impact statements for these parcels and also: require to inform public "Farm to Table" Dinners hosted by MATTHEWS, and the other proposed bars may be contaminated with effluent since there are no sewers.
- 4) The KIS Farm on Avondale must remain open on the merit of selling wine in addition to feed: King County can shut the illegal wineries just as easily as the County is shutting the KIS Farm! The County won't shut illegal wineries because the wineries bring in more revenue!. Feed brings in "nothing" compared to wine....this is very hypocritical of the County.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley. Maybe the County should approach the McBride Family Trust and ask them to plant corn and peas as they had in the past? Would this change the character of the valley and wine tourism? Those large combines whistling at night while harvesting peas should be a draw for wine tourism (sarcasm).

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Yum! Effluent covered vegetables will be served at these "Farm to Table" Dinners! Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist.

How will the County prevent sewers from invading our agricultural lands if sewers are necessary? We need this plan in writing, voted on and written into perpetuity, as the McBride brothers (owners of the land JB turf farm leases) have done in selling their development rights in the valley!

The latest Ordinance attempts to mitigate damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated



APD farmland, watershed, Rural ambience and buffer to the APD?

Sincerely,  
Mark Castro  
16427 NE 145th St  
Woodinville, WA 98072



## Auzins, Erin

---

**From:** Alyse De Kraker <Dennis.dk@Comcast.net>  
**Sent:** Sunday, September 22, 2019 7:03 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Alyse De Kraker  
15216 NE 156th Street  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Dennis De Kraker <dennis.dk@comcast.net>  
**Sent:** Sunday, September 22, 2019 7:04 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Dennis De Kraker  
15216 NE 156th Street  
Woodinville, WA 98072



## Auzins, Erin

---

**From:** Rebecca Jordan <rebecca.ann.jordan@hotmail.com>  
**Sent:** Sunday, September 22, 2019 7:41 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

I live in Everett but work in Woodinville, and these ordinance discussions are important to me because they directly impact my work and the economics of the land I work in. The issue of protecting agricultural land in Washington is not just an emotional issue of the character of the valley, but one that directly impacts the economics of hundreds (if not thousands!) of jobs and businesses, as well as the urgent future of our climate.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
Rebecca Jordan  
11318 9th Place W, #4  
Everett, WA 98204



## Auzins, Erin

---

**From:** Mary Anne Wilkie <mawilkie07@gmail.com>  
**Sent:** Sunday, September 22, 2019 7:44 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Mary Anne Wilkie  
16335 Wallingford Ave N  
Shoreline, WA 98133



## Auzins, Erin

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**From:** Jennifer Jacobson <jenn@jennbo.com>  
**Sent:** Sunday, September 22, 2019 7:58 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Please help protect the Sammamish Valley and keep it rural and wild in as many places as possible.

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I grew up in Silicon Valley, and I saw the massive growth that took over beautiful places, giving way to pavement and look-alike towns that drove out wildlife, plants, and all the beauty and charm. Humans have a nature to expand. We need to protect rural and wild areas. Please help us.

Thank you for your consideration and support,

Jennifer Jacobson  
Woodinville Resident & Homeowner



(who plans to stay for life)

Sincerely,  
Jennifer Jacobson  
16725 NE 138th Ct  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Billie McKibben <billie\_mckibben@hotmail.com>  
**Sent:** Sunday, September 22, 2019 8:06 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Billie McKibben  
20306 SE 268th St  
Covington, WA 98042



## Auzins, Erin

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**From:** Susan Peters <compasspr@aol.com>  
**Sent:** Sunday, September 22, 2019 10:07 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Susan Peters  
15719 NE 136th PL  
Redmond, WA 98052



## Auzins, Erin

---

**From:** Joseph West <jbwest1860@gmail.com>  
**Sent:** Sunday, September 22, 2019 10:19 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Please don't reward speculators and code violators. Let's put an end to both, now, with a decisive reaffirmation of the rural APD by rejecting these new, confusing rules outright and by enforcing current zoning now.

Sincerely,  
Joseph West  
15215 NE 160th St  
Woodinville, WA 98072



**Auzins, Erin**

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**From:** Caryn Axelrad <caryn.axelrad@gmail.com>  
**Sent:** Sunday, September 22, 2019 10:44 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

The current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions.

But before voting it in, please continue along this path and improve it further.

Don't rezone from rural neighborhood to commercial without requiring the necessary infrastructure improvements.

Don't allow sales of beverages imported from other areas rather than produced on sight.

In short, don't reward those who have been violating the existing laws.

Thank you for your continued work on this.

Caryn Axelrad

Sincerely,  
Caryn Axelrad  
16320 198th Ave NE  
Woodinville, WA 98077



## Auzins, Erin

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**From:** dottie smith <dottiezsmith@yahoo.com>  
**Sent:** Sunday, September 22, 2019 10:50 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
dottie smith  
17003 148th ave n.e.  
woodinville, WA 98072



## Auzins, Erin

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**From:** Carolyn Davids <cmdavids@seanet.com>  
**Sent:** Sunday, September 22, 2019 11:06 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

The current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions. However, there are still significant and serious flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am hereby requesting that you take the following actions:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all three stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

### WHY THESE ACTIONS MUST BE TAKEN

The wine tourism industry in Woodinville is already booming and doesn't need County help in order to grow. There is an abundance of space inside the Urban Growth Area for additional beverage retail outlets. In addition, beverage tourism relies on the Valley's verdant open spaces which will be seriously threatened by the commercial development of the Valley.

RAMPANT LAND PRICE SPECULATION AND ENVIRONMENTAL DEGRADATION from upslope toxic runoff are existential threats to the Valley's APD farm businesses.

PUBLIC HEALTH AND SAFETY RISKS are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

### RESPECT THE WILL OF THE PEOPLE AND RESPECT THE VALLEY

The Council appears to be supporting the narrow interests of a handful of code violators and land speculators over the will of the people, threatening this precious and vital natural resource, which is the Sammamish Valley.

Answer this. Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area?

### DO THE RIGHT THING

You must do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and the farmland buffer areas.



Thank you for your consideration.

Sincerely,  
Carolyn Davids  
21621 NE 156th St  
Woodinville, WA 98077



## Auzins, Erin

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**From:** Allison Rinard <allison@commonacre.org>  
**Sent:** Sunday, September 22, 2019 11:36 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Allison Rinard  
319 W Republican St Apt B  
Seattle, WA 98119



## Auzins, Erin

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**From:** Gary Luhm <gluhm@comcast.net>  
**Sent:** Sunday, September 22, 2019 11:43 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Gary Luhm  
9433 NE 129th Pl  
KIRKLAND, WA 98034



## Auzins, Erin

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**From:** John Glover <john@allenglover.com>  
**Sent:** Sunday, September 22, 2019 11:50 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
John Glover  
13630 160th Ave NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Susan MacGregor <seesue@gmail.com>  
**Sent:** Monday, September 23, 2019 12:05 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Susan MacGregor  
16911 NE 95th Street  
Redmond, WA 98052



## Auzins, Erin

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**From:** Janine Graves <janinegraves6@gmail.com>  
**Sent:** Monday, September 23, 2019 12:12 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Janine Graves  
PO Box 3213  
Renton, WA 98056



## Auzins, Erin

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**From:** Stephen Meredith <seniorsam725@gmail.com>  
**Sent:** Monday, September 23, 2019 12:26 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

We taxpayers have PAID to have this property preserved for farmland use. You must do the right thing! Sal Leone is a classic example of a person taking a beautiful and sensitive area and turning it into Highway 99.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Stephen Meredith  
13562 Adair Creek Way NE  
Redmond, WA 98053



## Auzins, Erin

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**From:** Nancy Kaplan <nancykap47@gmail.com>  
**Sent:** Monday, September 23, 2019 1:51 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Nancy Kaplan  
14735 NE 164 St  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Miguel Claudio <mclaudio71@hotmail.com>  
**Sent:** Monday, September 23, 2019 1:57 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

As a long time resident of the area with the intent of continuing to raise my daughter here, please adopt the following recommendations. While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Miguel Claudio  
13233 156th Ave NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Nicolas Duchastel de Montrouge <nduchast@hotmail.com>  
**Sent:** Monday, September 23, 2019 1:59 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

My values are Fairness and Justice.  
My goal is to protect our Environment.

King County needs to start by properly enforcing its current rules and bylaws. What is the purpose of passing any by-laws if violators are simply ignored and never prosecuted. There needs to be Justice.

Why would King County pick winners and losers? Demonstration Overlay A is just a way of picking winners. Why do most properties operating bars need to conform to city rules and pay higher rates; while a few others do not? There needs to be Fairness.

Once the agriculture and rural lands are gone, we cannot "make" more. We must be good stewards and protect this land for us, our children and grand-children. Stop trying to chip away at the protections our parents fought for: Protect the Sammamish Valley. Help the farmers!

Hence:

- 1) Properly fund compliance; and make sure compliance works, BEFORE passing any new ordinance;
- 2) Don't help one parcel over another; it is not your job to pick who gets rich!
- 3) PROTECT the Valley.

Another way to look at it:

While the current Balducci striker is better, there are still two significant flaws remaining. This is how to fix this ordinance:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

King County doesn't need to pick winners and help the wine tourism industry - it is doing fine by itself. Furthermore, there is plenty of space inside the Urban Growth Area for additional beverage retail outlets.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.



Do it for me and all other voters right now; but, more importantly, do it for us al in 10 or 20 years when we will need THAT land for our food; and do it for your children and grand-children.

Thank you,

Sincerely,  
Nicolas Duchastel de Montrouge  
12415 NE 154th Place  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Judith Simmons <jasimm@comcast.net>  
**Sent:** Monday, September 23, 2019 2:05 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Judith Simmons  
4608 224th cut. N.E.  
Redmond, WA 98053



## Auzins, Erin

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**From:** Matthew Berge <BergeM@comcast.net>  
**Sent:** Monday, September 23, 2019 2:06 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Matthew Berge  
14255 157th Ave NE  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Becca Meredith <rbccameredith@gmail.com>  
**Sent:** Monday, September 23, 2019 2:09 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

I grew up in Woodinville and Redmond and the beauty of the Sammamish Valley was an important part of my childhood and should be for future generations.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Thank you for saving our farmland. My children will thank you,  
Becca

Sincerely,  
Becca Meredith  
3927 South Angel place  
Seattle, WA 98118



## Auzins, Erin

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**From:** Juliana R Patrick <juliana.r.patrick@gmail.com>  
**Sent:** Monday, September 23, 2019 3:06 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Juliana R Patrick  
16228 NE 153rd St  
Woodinville, WA 98072



**Auzins, Erin**

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**From:** Daniel Davids <ddavids@seanet.com>  
**Sent:** Monday, September 23, 2019 3:08 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Regarding the proposed Balducci version of the Adult Beverage Ordinance, please:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to beverages produced on-site only.

The wine tourism industry in Woodinville is healthy. There are plenty of operators who have followed the law. Government should not be rewarding the lawbreakers by giving them a pass on their illegal operations.

The Council should not be supporting the narrow interests of a handful of code violators and land speculators over the will of the people. The Council should not skirt the Growth Management Act which protects our designated APD farmland, watershed and Rural Area. Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Daniel Davids  
21621 NE 156th St  
Woodinville, WA 98077



## Auzins, Erin

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**From:** Dale Koetke <dalekoetke@hotmail.com>  
**Sent:** Monday, September 23, 2019 3:09 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

PLEASE PRESERVE THE SAMMAMISH VALLEY FOR AGRICULTURE! I love the booming wine industry in Woodinville but they don't need to take up our limited land suitable for agriculture given all the other areas they can locate!

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Dale Koetke  
16639 NE 48th St.  
Redmond, WA 98052



## Auzins, Erin

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**From:** Kendall McLean <kendallforest8@outlook.com>  
**Sent:** Monday, September 23, 2019 3:58 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Developers and commercial interests will always be trying to undermine land protection. Your job is to resist these attempts and protect what the people have determined should be protected.

Sincerely,  
Kendall McLean  
10533 N.E. 175th St  
Bothell, WA 98011



## Auzins, Erin

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**From:** Jan Muller Burke <jmburke100@gmail.com>  
**Sent:** Monday, September 23, 2019 4:01 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Jan Muller Burke  
16236 Road 10 SW  
Royal City, WA 99357



## Auzins, Erin

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**From:** Nancy Kaplan <nancykap47@frontier.com>  
**Sent:** Monday, September 23, 2019 4:09 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Nancy Kaplan  
14735 NE 164th St  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Kathy Schmitt <arandomfamily@frontier.com>  
**Sent:** Monday, September 23, 2019 4:17 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area?

The latest Ordinance, limiting building sizes, parking, and hours of operation, is not enough. We will be right back where we started, and we do not want endless code enforcement battles. Please do not reward code violators!

We need to remove the Demonstration Project Overlay A from the Sammamish Valley.

We also need to require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets.

Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Thank you!

Kathy Schmitt  
unincorporated King County  
zip code 98072

Sincerely,  
Kathy Schmitt  
16847 NE 172nd Pl  
Woodinville, WA 98072



## Auzins, Erin

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**From:** LINDA Meredith <lmpt@comcast.net>  
**Sent:** Monday, September 23, 2019 4:24 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

I am a long time resident (since 1984) of Woodinville and Redmond. I voted for the County to buy up the development rights of the Sammamish Valley to preserve it as farmland. I have been a longtime supporter of The Root Connection and the Funai Farm (both in the valley). Now I see wineries and breweries encroaching on that land or polluting it with run off from upslope businesses.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
LINDA Meredith  
13562 Adair Creek Way NE  
Redmond, WA 98053



**From:** Sandy Voit <sandyvoit@gmail.com>  
**Sent:** Monday, September 23, 2019 5:15 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

I appreciate that you have pulled the Beverage ordinance from the prior committee and are considering it as the entire King County Council. I believe this to be a more fair process to understand the context in which you are considering this ordinance.

We moved from Seattle 25 years ago, and have been active in preserving farmland in not just King County by elsewhere (supporters of PCC Farmland Trust). We have watched as King County, by virtue of neglecting to enforce its regulations, have allowed the problems to escalate and erode protection of sustainable farmland as retail enterprises have been emboldened and threaten existing wineries who have abide by your regulations.

While the current Balducci version of the Adult Beverage Ordinance contains some improvements over the prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Please contact me if you have any questions. I strongly urge you to act to preserve farmland.



Sincerely,  
Sandy Voit  
15330 NE 163rd St.  
Woodinville, WA 98072



## Auzins, Erin

---

**From:** Richard Corroone <molly.michael@frontier.com>  
**Sent:** Monday, September 23, 2019 5:24 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

I am IN COMPLETE AGREEMENT with the viewpoint in this letter.

R Michael Corroone

Sincerely,  
Richard Corroone  
16707 NE 139th Pl  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Vincent Tseng <vince747@live.com>  
**Sent:** Monday, September 23, 2019 5:43 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Vincent Tseng  
13524 157th CT NE  
Redmond, WA 98052



## Auzins, Erin

---

**From:** Bob Kaplan <bobkap48@gmail.com>  
**Sent:** Monday, September 23, 2019 6:03 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Bob Kaplan  
14735 NE 164 Street  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Monday, September 23, 2019 7:44 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 7:43:59 AM, on Monday, September 23, 2019

Winery\_Code:

FromUser: Pam Lang

EMail: pam-lang@comcast.net

addr1: 4033 55th ave sw

city: seattle

state: wa

zip: 98116

MessageText: Please let wineries, breweries and distilleries coexist along side all the other businesses in our county. The values of a few should not dictate how the majority of us choose to live our lives.

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_13\_6) AppleWebKit/605.1.15 (KHTML, like Gecko)  
Version/13.0 Safari/605.1.15



## Auzins, Erin

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**From:** Danielle Martin <daniellemariepost@gmail.com>  
**Sent:** Monday, September 23, 2019 8:36 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Sincerely,  
Danielle Martin  
6546 18th Ave NE  
Seattle, WA 98115



## Auzins, Erin

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**From:** Stacey Dias <dias\_stacey@hotmail.com>  
**Sent:** Monday, September 23, 2019 1:12 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Sincerely,  
Stacey Dias  
13415 157th Ave NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Monday, September 23, 2019 2:11 PM  
**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 2:11:15 PM, on Monday, September 23, 2019

Winery\_Code:

FromUser: Venlin Joseph Chan

EMail: [venlinjosephchan@yahoo.com](mailto:venlinjosephchan@yahoo.com)

addr1: 16338 140th Place NE

city: Woodinville

state: WA

zip: 98072

MessageText: Dear Council Members,

I am a residence of Sammamish Valley in Woodinville rural area.

I would like to offer following comments:

1. Please give viable rural economic development rights according to local special niche to rural residences. That development rights was promoted with current Comprehensive Plan for rural residence.
2. Winery/Brewery/Distillery were studied and identified as a niche in the Sammamish valley area.
3. If the code were to promote such niche businesses, please set the code to make businesses viable/sustainable in terms of parking, premise setback, and operational hours, taste room area, etc..

Thank you and best regards,

Joseph Chan

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 6.1; WOW64) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/77.0.3865.90 Safari/537.36



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Tuesday, September 24, 2019 9:31 AM  
**To:** Auzins, Erin  
**Subject:** FW: Ordinance 2018-0241 Wineries, Breweries and Distilleries

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**From:** debbie@cougarcrestwinery.com <debbie@cougarcrestwinery.com>  
**Sent:** Thursday, September 19, 2019 3:18 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Ordinance 2018-0241 Wineries, Breweries and Distilleries

Dear Council Members,

As the owner of a tasting room in the area of King County affected by the proposed Overlay A, I have participated in the creation of the existing proposal for the last three years. I was very gratified to see that the Committee of the Whole chose to not vote on the Balducci Striker Amendments. Ms Balducci's blatant attempt to undermine the work of the last three years by attempting to force a vote on her unilateral and partisan action, was a power grab that should not be permitted. The citizens of King County can be proud that this was not allowed to happen.

As for the existing proposed ordinance, I have three commonsense items I want to point out that should be amended. The first is the fines that can be imposed. Creating a more severe penalty for Wineries, Breweries and Distilleries that singles them out for harsher treatment than any other business type is bound to raise legal questions about equal treatment under the law. If everyone has to obey the same laws, then the penalties for not doing so should also be the same. It is not hard to imagine this discriminatory treatment being challenged in court.

Secondly, removing existing parking and limiting the maximum amount of off-street parking, is going to make the parking situation worse, not better. Parking on the street is one of the major complaints of those who oppose our businesses. The existing proposal will remove off-street and make the on-street parking even worse. Furthermore, there is no consideration for where our employees need to park. Due to the proposed limits on tasting room size, our employees will be using up most of the parking that these proposals will allow us to have. In order to provide the level of customer service the public expects, it is not usual for us to have four employees staffing the tasting room each weekend. The only thing this limit does is make it easier for our opponents to file complaints and get us fined. Grandfathering in existing parking and allowing four places for employees that doesn't count toward our total off street parking would make much more common sense.

Third, designating the permit decision allowing a winery to operate a tasting room in the Overlay A as a Type 1 land use decision, means that one person gets to decide the fate of each one of these applicants, and there would be no right of appeal. All of the other applicants, even those in Overlay B, have the right to appeal their decision. Once again, harsher and unequal treatment for one group of businesses creates a tiered system of justice, where some people are more equal than others. Remote tasting rooms are being singled out for unequal treatment. The Council needs to realistically decide if this is fair or even legal. The Council should create rules that reduce how much money the county will have to spend on legal battles, not increase it.

As a business owner that will be dearly affected by your decisions, I once again applaud you for your actions at the meeting of the Committee of the Whole, and I implore you to weigh the fairness and legality of the three issues I have mentioned.

Sincerely,



Deborah Hansen  
Cougar Crest Estate Winery  
Walla Walla and Redmond, Washington

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## Auzins, Erin

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**From:** Charlie <hiker\_guy@yahoo.com>  
**Sent:** Tuesday, September 24, 2019 10:16 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  
**Subject:** Sammamish Valley farmland threats

Dear council members,

I am writing in regards to the Beverage Ordinance measure currently under consideration by the council of the whole. Currently Council member Balducci has proposed amending the measure with improvements from it's original form, but there are still flaws.

- first it allows current violators of the existing code, who have openly thumbed their noses at this council and laws currently on the books for years, to continue doing so legally. This is a bad precedent to set. Demonstration Project Overlay A should be removed and farmland and rural use should be the only legally allowed operations in the rural areas.
- the loophole that allows a token production of wine at a site that then ships in most of the wine sold at this location should be closed. The intent of that exception is to allow small producers to sell out of their production facilities, not to allow large producers to scam the system. There are plenty of legal locations for the violators to move to.

As a small business owner and winery located in Woodinville, we depend on the beauty and rural nature of the Sammamish valley to attract people to the area. Any loosening of the zoning that puts the farm community at risk puts all our businesses at risk. Our customers come out for a wine experience and that experience includes the beautiful scenery, rural setting and farming community that surrounds our wineries. Please don't put that at risk by opening up development, encouraging land speculators and rewarding those who flaunt the regulations that preserve the farming community.

Thank you for your consideration and hard work.

Charles Auclair  
Kirkland, WA



## Auzins, Erin

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**From:** Dan Drumheller <thedanmann@hotmail.com>  
**Sent:** Tuesday, September 24, 2019 2:05 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

The most recent version of the Adult Beverage Ordinance submitted by Councilmember Balducci contains improvements over prior versions but, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. A retail outlet in rural or agricultural zoning selling goods that are not a product of the property is not an agricultural use. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Dan Drumheller  
15920 187th Ave NE  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Mike Iem <mikeiem@hotmail.com>  
**Sent:** Tuesday, September 24, 2019 3:30 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

I have lived off of 202 for 19 years now. I love this place. I moved here because it was a family oriented quiet and beautiful place to live. I am not in favor of developers taking over to make money leaving us with so much traffic that you cant even get to Woodinville. Change is good but be smart about what you approve. The needs of the many, outweigh the needs of the few.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
Mike Iem  
16429 NE 133rd CT  
Redmond, WA 98052



## Auzins, Erin

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**From:** Becky Cotter <becky.j.cotter@gmail.com>  
**Sent:** Wednesday, September 25, 2019 1:19 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Becky Cotter  
13526 160th Ave NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Debra Ridling <debra.ridling@seattlechildrens.org>  
**Sent:** Wednesday, September 25, 2019 2:11 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Even though I work in Seattle, I chose Woodinville to live in as I was more accustomed to a rural community. I appreciated the open spaces, farm land, and forested hills providing a very unique setting that continues to be close in. As the growth has expanded across the full region, it is important to maintain some open space and provide families with a rural-like environment where organic farming can continue, close to the larger cities, like Seattle. The alcohol-based businesses have expanded out of context to the rest of the community. There are hundreds of wineries covering both rural and city neighborhoods. Additionally, there continues to be a large number of vacant business within the city of Woodinville, providing capacity for growth. While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
Debra Ridling



18925 164th ave nd  
woodinville, WA 98072



## Auzins, Erin

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**From:** Lonnie Long <llong007@msn.com>  
**Sent:** Wednesday, September 25, 2019 11:00 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Sincerely,  
Lonnie Long  
18925 164TH Ave NE  
Woodinville, WA 98072



**From:** [Communications, Comments](#)  
**To:** [Auzins, Erin](#)  
**Subject:** FW: Balducci Striking Amendment - 2018-0241.2  
**Date:** Wednesday, September 25, 2019 11:16:34 AM  
**Attachments:** [scan0018.pdf](#)

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**From:** diane <diane@matthewswinery.com>  
**Sent:** Tuesday, September 24, 2019 11:01 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Balducci Striking Amendment - 2018-0241.2

Dear Council Members:  
Please see the attached letter in response to Ordinance 2018-0241.2.

Respectfully,

**Cliff and Diane Otis**  
**Matthews Winery + Tenor Wines**  
16116 140th PI NE Woodinville, WA 98072  
[matthewswinery.com](http://matthewswinery.com) [tenorwines.com](http://tenorwines.com)  
[Matthews on Instagram](#) [Tenor on Instagram](#)



# Matthews

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Subject: Winery, Brewery, Distillery Ordinance – Balducci Striking Amendment

September 24, 2019

Dear King County Council Members:

Located on 7.7 acres in the heart of the Woodinville Wine Country, our business, Matthews Winery, has been doing business here for almost 20 years. We continue to hold active licenses with the Federal TTB, Washington State Liquor Control Board, the King County Health Department and a Washington State Business License as a domestic winery.

As business owners who have been actively engaged with the ordinance revision process for several years, we join in with your efforts to find a balance that both protects the rural character of our community, while at the same time supporting business operations such as ours. During a visit to our winery, one Council member remarked that every property owner has the right to be economically viable in today's economy.

**We want and need King County to pass an ordinance to regulate wineries, breweries, and distilleries in the unincorporated area of the County. But the ordinance must be fair and balanced.**

The Balducci striking amendment is far from fair and balanced and will not only put many existing wineries and tasting rooms out of business, but will also lead to unintended consequences that will worsen our already bad traffic problems and harm the rural character of our community.

**This amendment is deeply flawed.** Maybe one of the reasons for that is that there was **zero input** from any impacted businesses in the process of crafting of it.

As impacted business owners and operators, we have valuable information for you in this process ***that can only help you make more informed decisions*** – and we want share that with you and work together to find a fair and balanced outcome.

Here are our comments on the proposed striking amendment:

**15% tasting and retail space limit** – We are quite befuddled by where the 15% limit on tasting and retail space originated. There isn't a winery anywhere in our state that doesn't have a tasting room large enough to meet the retail sales and tasting experience demands of their customer base. The amendment would reduce our retail sales and tasting space from 2600 sq. ft. to 900 sq. ft. That is simply not enough space to meet customer demand.

Additionally, we have many questions about this concept. Does the 15% limit apply to outside areas and grounds? Does it also mean that people cannot enjoy the rural character of our property and walk around it with a glass of wine? Does the 15% limit apply to wine club releases and events? What properties factor into the total floor space calculation?

We simply cannot serve the needs of our customers if our tasting and retail sales space is limited to 15% and we ask that the 15% limit on tasting and retail space be eliminated. It should be left up to the business owners to design a floor plan that adequately suits its business needs if property setbacks and the fire, safety and health department regulations are met.

**Parking** – The amendment also ties parking to the 15% tasting and retail space limit. That means that our business will only be allowed between 11 and 17 TOTAL parking spaces – and that includes parking for our 8 employees! Where will our customers and wine club members park? On the arterials and in the neighborhoods – that's where



# Matthews

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they'll park. These severe restrictions on parking will only compound the existing problems we have with parking and traffic in the area, not make it any better.

To ensure that we can meet the parking needs of our customers, we ask that parking be a minimum and not a maximum in structure. If there is a TUP for 150 guests, we should plan to have enough parking for approximately 75 cars. If there is a TUP for 250 guests, we should plan to have enough parking for up to 125 cars. We understand and agree with you that businesses should be able to provide enough parking on site for their guests, and not create a need for on street parking. We also need enough parking for a semi-truck to deliver products such as grapes and barrels and be able to turn around and exit without difficulty.

**Hours of Operation** - Most of our customers enjoy wine tasting after work and in the evening hours – especially in the summer when it's light until 10:00pm. 40% or more of our business activity occurs during these evening hours. It's important for us to provide hours of operation that meet the needs of our customers and the amendment does not allow us to do that. King County already has noise ordinances in place to protect the community from unwanted noise disturbances.

We ask that hours of operation should be extended to 9:00pm Monday through Thursday and 10:00pm on Friday, Saturday and Sunday.

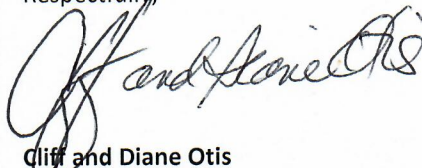
Needless to say, we love being part of the Woodinville community. Throughout the year, we have visitors to our winery who are from the local Woodinville community, as well as guests who are visiting our area for the first time, and the common thread between all of them is that they love the rural atmosphere that we provide. Whether it be tasting our wines while sitting outside enjoying the view of our flower garden or small produce farm, or watching a soaring hawk overhead or perhaps a family of deer near our small creek; our guests love what they get to experience at our location.

Just recently a member of the annual "Road Trip" hosted by Washington Wine Commission, who was visiting from Texas, had the opportunity to enjoy an experience at Matthews and posted, "It's ironic that my first post on this #WA WineRoadTrip isn't grapes or wine! It is, literally, the incredible little farm @matthewswinery where we had the most phenomenal lunch. It's only our first full day of the tour and already #WAwine had made a lifelong impression."

It's very rewarding to see that our hard work pays off with guests enjoying those kinds of moments which cannot be duplicated except in the rural King County portion of this area.

Thank you for doing all that you can to enable us to continue sharing our property and product in the many years ahead. We would appreciate the opportunity to meet with you individually to continue the discussion and answer any questions that you may have regarding the impacts this legislation may or may not have on our business.

Respectfully,



Cliff and Diane Otis  
Matthew Winery  
Tenor Wines, LLC  
16116 140<sup>th</sup> PL NE  
Woodinville, WA 98072



## Auzins, Erin

---

**From:** Dominique France <dfrance2009@gmail.com>  
**Sent:** Wednesday, September 25, 2019 12:10 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Dominique France  
14267 157th PI NE  
Woodinville, WA 98072



**Auzins, Erin**

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**From:** Communications, Comments  
**Sent:** Wednesday, September 25, 2019 2:23 PM  
**To:** Auzins, Erin  
**Subject:** FW: Balducci Striking Amendment Feedback - Ordinance 2018-0241.2

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**From:** cliff <cliff@matthewswinery.com>  
**Sent:** Wednesday, September 25, 2019 12:16 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Balducci Striking Amendment Feedback - Ordinance 2018-0241.2

*Matthews*

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**Subject:** Winery, Brewery and Distillery Ordinance 2018-0241.2 – Balducci Striking Amendment  
**Date:** September 25, 2019

Dear King County Council Members:

We realize this issue doesn't fall in each Councilmember's district, so it may be hard to fully understand what type of support Matthews has for our winery business at our current location, so we wanted to provide some additional insight for your consideration.

**FACEBOOK POLL:**

We posted a poll on Facebook to the local Woodinville Neighbors Facebook page (16,000+ members), asking if people were for or against having wineries and tasting rooms in rural King County, located along main arterials such as HWY 202 (Woodinville-Redmond Rd) and 140<sup>th</sup> PI NE/148<sup>th</sup> Ave NE (where Matthews is located). The "For" votes totaled 672. The "Against" votes totaled 26. That type of overwhelming response in favor of having wineries and tasting rooms in those locations was even surprising to us. You can see the poll below, which is also found here: <https://www.facebook.com/groups/woodinvilleneighbors/permalink/721898617958734/>.



facebook.com/groups/woodinvilleneighbors/permalink/721898617958734/

Woodinville Neighbors

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- Woodinville Men's Club 2
- Wellington Residents
- Woodinville Neighbors
- Woodinville Young F... 17
- Matthews Farm
- Tenor Wines
- Matthews Winery 1
- Duvall Community ... 20+
- WCDS 4s Butterflies ... 1
- See more

Jeff Otis created a poll.  
October 3, 2016

This back and forth stuff is getting a little silly. Since we live in a democracy where everyone gets a vote, let the people decide. After all, this is our home. We should all have a voice. Are you for or against having wineries and tasting rooms in rural King County, located along main arterials such as HWY 202 (Woodinville-Redmond Rd) and 140th Pl NE/148th Ave NE (where Matthews is located)? Please vote! If majority is against, then I'll stop advocating what I've been advocating. If majority is for, then both the City of Woodinville and King County should probably know that. I'm not sure how else to do this.

Option	Added by	Count
<input checked="" type="checkbox"/> For	Added by you	42
<input type="checkbox"/> Don't care		+42
<input type="checkbox"/> Against 148th	Added by Jb West	+17
<input type="checkbox"/> I'm with harambe	Added by Devin Smith	+6
<input type="checkbox"/> Against	Added by you	+3
1 More Option...		

Kimberly Eltringham, Patty Green and 49 others  
209 Comments

Like Comment

Matthews

#### CHANGE.ORG:

We started a Change.org petition, to get a sense of how many others in the area were in support of our model, and in favor of keeping wineries and tasting rooms in Rural King County. The total is up to ➔ **4,596 individual people in support of our businesses operating in these locations**. You can see that below, or find the link to <https://www.change.org/p/keep-tasting-rooms-in-rural-king-county>.



## Keep Wineries and Tasting Rooms in Rural King County



Jeff Otis started this petition to King County

My family owns [Matthews Winery](#), located in the Woodinville area of rural King County. King County should be voting soon on what to do with zoning codes impacting businesses like ours. We hope they modify and update the zoning codes to allow for tasting rooms of our size to operate on certain rural-residential parcels along main arterials, such as 140th PI NE and Woodinville-Redmond Rd, while at the same time continuing to keep all of the agriculturally-zoned farmland in our valley protected. We also hope they allow for tasting rooms to be open daily from noon to

We want to make sure everyone is being represented, and not just those who are able to attend public hearings downtown. We hope these additional insights give you a better understanding of how much support we have from so many people who live in our community.

Respectfully,

**Cliff and Diane Otis & Family**  
**Matthews Winery + Tenor Wines**  
16116 140th Pl NE Woodinville, WA 98072  
[matthewswinery.com](http://matthewswinery.com) [tenorwines.com](http://tenorwines.com)  
[Matthews on Instagram](#) [Tenor on Instagram](#)



## Auzins, Erin

---

**From:** Donna Jennings <tuffteach@frontier.com>  
**Sent:** Thursday, September 26, 2019 2:34 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Donna Jennings  
13841 173rd Ave. NE  
Redmond, WA 98052



## Auzins, Erin

---

**From:** Donna Jennings <tuffteach@frontier.com>  
**Sent:** Thursday, September 26, 2019 2:35 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Donna Jennings  
13841 173rd Ave. NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Sylvia and father, Igor Gladstone-Castro <shcastro@uw.edu>  
**Sent:** Thursday, September 26, 2019 2:41 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

How dare you re-zone the Sammamish Valley!

My parents bought their land, escaping fascism and communism! Where in America can they go to avoid this?

What does your tattoo tell us of your notorious history?

My mother tattooed for blood type (a Catholic Christian), my father tattooed for his Christian parents escaping the communist regime in Russia!

Also, tell us what is the difference between eminent domain and communism? You may have short memories and make little of the legal immigrants and our "burgeoning" population vs our educational system.

To come to the Sammamish Valley is a breadth of fresh air. We do not want to be rezoned for high rise condominiums as in Issaquah and Redmond

How and why the McBride Family of the Sammamish Valley was able to get by with mining hundreds of acres in a Sod Farm? Their history is stored in the University of Washington archives. Where have the King County's highly educated members been? i.e. Kathy?

The County Council has to:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. The County must require the McBride Family Trust grow peas and corn instead of mining sod. There will be a significant change in curiosity of wine....There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts. Effluent covered vegetables! Yummy! Especially in the "Farm to dinner" fares.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively and you will let them increase their hours. Together with a lack of clarity in some parts of the Ordinance, will only lead to



endless laxity in code enforcement battles

Why is the Council supporting the narrow interests of a handful of code violators (8 vs ~150 legal wineries) and land speculators. Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley. The sewer encroachment will kill the Valley

Sincerely,  
Sylvia and father, Igor Gladstone-Castro  
16427 me 145th  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Susan Tucker <tosue2k@yahoo.com>  
**Sent:** Thursday, September 26, 2019 4:01 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Susan Tucker  
16223 NE 153rd St  
Woodinville, WA 98072



## Auzins, Erin

---

**From:** Aslaug Haraldsdottir <aslaug.haraldsdottir@comcast.net>  
**Sent:** Thursday, September 26, 2019 4:12 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why would the Council violate the Growth Management Act which protects our designated APD farmland, watershed and Rural Area?

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Aslaug Haraldsdottir  
14255 157th Pl NE  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Thursday, September 26, 2019 9:21 AM  
**To:** Auzins, Erin  
**Subject:** FW: Possible WBD Parking and Facilities Under Proposed Ordinance 2018-0241.2

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**From:** cliff <cliff@matthewswinery.com>  
**Sent:** Wednesday, September 25, 2019 8:48 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Possible WBD Parking and Facilities Under Proposed Ordinance 2018-0241.2

*Matthews*

Subject: Winery, Brewery and Distillery Ordinance 2018-0241.2 – Balducci Striking Amendment  
Date: September 25, 2019

Dear King County Council Members:

We realize this issue doesn't fall in each Councilmember's district, so it may be hard to fully understand what the scope and scale of this ordinance involving the total number of parcels in King County, so we wanted to provide some additional insight for your consideration.

**So.. please review the information below from our Civil Engineering Group called "The Blue Line Group" located in Kirkland.**

### **1. Parking for WBD III Under Proposed Ordinance 2018-0241.2:**

Based on the striking amendment, here are parking calculations for a WBD III facility **built to its maximum building size of 8,000 square feet:**

- **Minimum parking** = (.9 per 1,000 square feet →  $.9 \times 8 = 7.2$ ) + (1 per 300 square feet of tasting/retail area →  $1 \times 4 = 4$ ) = 11.2 → **11 total spaces**
- **Maximum parking** = 150% of minimum parking =  $11 \times 1.5 = 16.5$  → **17 total spaces**
  - 8-17 spaces is not enough parking for any small to medium size business to survive given they have thousands of customers like we do.
  - Honestly, We have the lot size [7.7 acres] to accommodate a lot more parking to meet the needs of our customers. **Please give us that opportunity!**
  - You also want all businesses next to any arterial - park cars on site and not on the road or side streets. **Please give us that chance!**
  - Please change the formula back to what it was a **minimum** number of spaces. **Eliminate the maximum calculation.** See the June 12<sup>th</sup> version.



2. Possible WBD Facilities Under Proposed Ordinance 2018-0241.2: Parcel data organized by the Blue Line Group in Kirkland.

3.

	Number of Parcels	% of Uninc. Parcels
<b>Unincorporated King County</b>	<b>104,884</b>	<b>100%</b>
Possible WBD as a permitted or conditional use - Zoned A, RA, UR, CB, I, NB, or RB - Not publicly owned	61,751	59%

<b>Zone A</b>		
Possible WBD I, II, or III	2,835	2.70%
Possible WBD II or III - Greater than 2.5 acres - Abuts an arterial	701	0.67%
Possible WBD III - Greater than 4.5 acres - Abuts an arterial	606	0.58%

<b>Zone RA</b>		
Possible WBD I, II, or III	52,052	50%
Possible WBD II - Greater than 2.5 acres - Abuts an arterial (Permitted) or public roadway (Conditional Use)	14,443	14%
Possible WBD II or III - Greater than 2.5 acres - Abuts an arterial	3,700	3.53%
Possible WBD III - Greater than 4.5 acres - Abuts an arterial	2,465	2.35%

- Approx. 96.47% - 97.65% of all RA parcels excluded from this ordinance.
  - Completely unaffected by this ordinance as it relates to WBD II or III.
  - In the RA zone - 3.53% and 2.35 % respectfully that is left to develop. A very very low percentage of potential parcels.
- Approx. 99.33% - 99.42% of all A parcels excluded from this ordinance.
  - Completely unaffected by this ordinance as it relates to WBD II or III.
  - In the A zone - 0.67% and 0.58 % respectfully that is left to develop. A very very low percentage of potential parcels.



- Bottom line: This ordinance **EXCLUDES** a massive chunk of land in King County right from the start from any type of WBD development.
  - What is there to fear here? WBD type of businesses will certainly not proliferate across the county under this ordinance.
- We are now focused on a small percentage of KING COUNTY PARCELS that are even possible to be developed or converted into a WBD II or III.
- This ordinance then is focused on what is left to develop in the RA and A zones.
  - Is it the goal of this ordinance to put together a set of rules and restrictions that severely restricts the WBD alcohol businesses next to arterials ?
  - Is it the goal of this ordinance to completely eliminate the “home based business model” as well that are also next to arterials ?
  - **We sincerely hope not. Please give existing and future WBD businesses a fighting chance to succeed in the rural economy.**
- Please allow the CUP process to set the final set of parameters for each entity that goes thru that process based on a case by case analysis of their property. Don’t preset so many restrictions that prevent any type of meaningful development or utilization. That is not fair and balanced!
- Please find a way to save home based businesses from the chopping block if at all possible.
- **Every property owner should have right to be economically viable.**
  - Please use “**economically viable**” as a key criteria in your deliberations regarding the upcoming Oct 7<sup>th</sup> vote.

We want to make sure every council member is very knowledgeable concerning the actual number of parcels that you are dealing with, and not just those who are able to attend public hearings downtown. We hope these additional insights give you a better understanding of the true scale of what is being proposed from a land use perspective.

**Please do the right thing, do not pass this striker amendment out of the COW until it is a lot more fair and balanced.**

Respectfully,

**Cliff and Diane Otis & Family**  
**Matthews Winery + Tenor Wines**  
 16116 140th Pl NE Woodinville, WA 98072  
[matthewswinery.com](http://matthewswinery.com)   [tenorwines.com](http://tenorwines.com)  
[Matthews on Instagram](#)   [Tenor on Instagram](#)



## Auzins, Erin

---

**From:** Kirsten Senturia <kdws09@gmail.com>  
**Sent:** Thursday, September 26, 2019 10:15 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  
**Subject:** Enough already! Will you PLEASE stand up to the money-chasers and protect the farmlands?

You are in a rare position of being able to protect animals, vegetables and minerals from a few individuals and businesses who want to profit from our farmlands but not follow the rules. WE DEPEND ON YOU. WE ELECTED YOU AND WE NEED YOU TO FIGHT THE GOOD FIGHT FOR US.

The Balducci version of the Adult Beverage Ordinance is definitely better than earlier versions. But we still want you to:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

Why are we spending so much time protecting the personal interests of a few businesses who refused to follow the rules? Enough is enough! PLEASE do the right thing and stop this now.

Most sincerely,  
Kirsten and Sam Senturia



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Thursday, September 26, 2019 11:59 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 11:59:14 AM, on Thursday, September 26, 2019

Winery\_Code:

FromUser: Renee Colleran

EMail: [rcolleran@me.com](mailto:rcolleran@me.com)

addr1: 12531 179th Ave NE

city: Redmond

state: WA

zip: 998052

MessageText: Dear Decision Makers,

I am in support of Wineries, Breweries, and distilleries in King County, especially Woodinville.

These businesses bring jobs, visitors, and income to our area plus providing locals with enjoyable places to go for entertainment, company, and relaxation.

I have grown up in Redmond (64 years) and have seen a lot of changes. The growth of wineries, breweries, and distilleries has been one of the top positive changes I have seen and experienced.

Please allow the Winery/Brewery/Distillery Code to be one of continued practices and businesses.

Thank you. Again, I am in support of Wineries, Breweries, and Distilleries to operate in King County.  
Renee Colleran

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_13\_6) AppleWebKit/605.1.15 (KHTML, like Gecko)  
Version/13.0 Safari/605.1.15



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Thursday, September 26, 2019 2:38 PM  
**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 2:37:32 PM, on Thursday, September 26, 2019

Winery\_Code:

FromUser: Lee Rodewald

EMail: Leetrains@comcast.net

addr1: 19151 NE 151st Street

city: Woodinville

state: WA

zip: 98072

MessageText: We live in Woodinville area and love all the wineries and related shops and restaurants and see room for more. These anti-winery people are in the small but loud mouth minority. The existing "farming" King County community pea patch is an eyesore and the existing congested traffic is not because of the wineries. It is because King County has neglected our area roadways and added all the vehicles that were chased off of I-405. The drivers now use roads like Redmond-Woodinville Hiway, Avondale Road and Hiway 9 to commute to work and home each working day. State of Washington DOT denies any knowledge of this but they are not to be trusted for their own agenda evidently. We are Rural King County and we want our wineries to be allowed to expand into the common sense adjacent properties!

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 6.1; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/77.0.3865.90 Safari/537.36



## Auzins, Erin

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**From:** Stacy Lough <stacydee@hotmail.com>  
**Sent:** Friday, September 27, 2019 12:08 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Dear Council,

I am a 21 year resident of Woodinville. Having recently sold our home we are enjoying living within city limits. The only thing that separates Woodinville from other over commercialized areas is the communities unified love for land, trees, and a rural feel. Please review the following and choose to make changes to the current plan to ensure Woodinville's unique rural and farm community will remain!

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Stacy Lough  
13367 Village Square Dr, c414  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Friday, September 27, 2019 7:02 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 7:01:37 AM, on Friday, September 27, 2019

Winery\_Code:

FromUser: Beth Colleran

EMail: Tizzey55@comcast.net

addr1: 6523 ne arrowhead dr

city: Kenmore

state: WA

zip: 98028

MessageText: I support letting Winery/breweries/and distilleries to co exist and thrive in King County just like any other business entity. Why do this after the success for tourism and local dollars in the local King County?!!!!

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/64.0.3282.140 Safari/537.36 Edge/18.17763



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Friday, September 27, 2019 9:41 AM  
**To:** Auzins, Erin  
**Subject:** FW: Matthews Winery

**From:** Willie Weber <weber.williams@gmail.com>  
**Sent:** Thursday, September 26, 2019 5:00 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Matthews Winery

Council Members,

It has come to my attention that there is an ordinance/amendment that is being considered that would severely cripple the rural wine industry out here in the Sammamish Valley. While I am not an avid Wine drinker, I have noticed the sense of community that has been built specifically by Matthews and other small wineries in the valley. Matthews has poured so much into my kids and family and it would be a tragedy to see them have to shut down their location, which add to the beauty of the valley here. Please vote against anything that would impinge and hinder (put limitations on their parking and operations uses) Matthews from being able to continue operations in their current location. I grew up in Woodinville and if anything the small wineries have beautified areas of the valley that were rotting away and were a blight to the area. Please work with them for a solution and vote NO on the Balducci Striking amendment. Do not harm such a wonderful part of our community! They give so much back and we treasure them!

Best Regards,

William B Weber  
19155 130th ave ne  
Bothell, WA 98011

Woodinville High Class of 2000



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Friday, September 27, 2019 9:42 AM  
**To:** Auzins, Erin  
**Subject:** FW: The Human Impact of Your Ordinance

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**From:** Annie Arnold <anniemarnold@gmail.com>  
**Sent:** Thursday, September 26, 2019 5:24 PM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** The Human Impact of Your Ordinance

For no less than six months, my four and seven year old have been planning their costumes for the annual Matthews Winery Trunk or Treat.

For years, this event and many others at our local wineries have provided our family with a fun and safe way to enjoy the holiday with other young families in the area...until now. Today, I had to explain to my boys that the people elected to support and strengthen our city made a horrible mistake that will take away our beloved tradition and perhaps the Wineries we love in Woodinville. They cried for an hour asking me why our city council would ever do something so silly and I was at a loss to explain it to them.

While you may believe that these overly restrictive ordinances are what is best for the county, I can assure you that a survey of your constituents would clearly show otherwise, that the human impact is much greater than any impact these wineries might have on surrounding farmland. A refusal to let Woodinville evolve and grow its businesses and tourism limits the potential this beautiful area holds for the families who hope to invest many years here. Our family is sorely disappointed in your inability to listen and understand the needs of Woodinville families, and we can only hope you realize the error of your ways in the next election.























## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Friday, September 27, 2019 12:02 PM  
**To:** Auzins, Erin  
**Subject:** FW: Balducci Striking Amendment

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**From:** Janelle Markevitch <janelle@tamerlanetrading.com>  
**Sent:** Friday, September 27, 2019 10:14 AM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Balducci Striking Amendment

Good Evening,

I feel compelled to write you folks about the situation with our wineries in Woodinville specifically Matthews Winery. I would like to be direct and to the point about what I'm asking and then I will go into why, for those of you that might not have time to read my email in its entirety please know that this is the first email I have ever written of it's type and I was born and raised in this area so I hope you know there is purpose, validity, and meaning behind my ask. Please vote NO on the Balducci Striking Amendment, and come to a balanced solution that will both preserve the rural character of Woodinville but also promotes and supports Washington Wines.

Why I feel Compelled-

Like I mentioned earlier I was born and raised in this area specifically Bothell, growing up I always wanted to live in Woodinville so I considered myself lucky to make that move 7 years ago. Woodinville is not just a small suburb it's a community and most of these wineries have brought that community feeling to life for not just Woodinville residents but visitors from all over the world. These are as much a part of our community as our residents, our council members and all the businesses. They give back in such meaningful ways to our residents, visitors, and children. Specifically speaking on Matthews they have many events throughout the year for our local kiddos that have given Woodinville a strong sense of community and this is in my own opinion is the exact type of impact we as residents or local council members should be looking for in small businesses. The integrity of our valley and rural land has changed over the last few years without sacrifice but rather only gains and Matthews is one of those gains. Please take into account the cost of land in Woodinville alone, I personally know several residents that are moving out of the area because of affordability, this is not land we can hold only for agriculture with just this simple fact in mind. We are using this land to it's best current use with a mixture of farms that have still been able to hold on and maintain a business structure that works and then small tasting rooms that have beautiful gardens and outdoor space for people to come and enjoy what our city has to offer. Please consider a more balanced small business minded solution that will not drive these wineries that have given back so much to the community out.

Thank you for your time

-Janelle Markevitch 425-890-3003  
15428 NE 190<sup>th</sup> St  
Woodinville WA 98072

**Janelle Markevitch**

**Key Account Manager**

[janelle@tamerlanetrading.com](mailto:janelle@tamerlanetrading.com)



O: 206.900.6182

C: 206.531.1230



**FAIR. SUSTAINABLE. CANNABIS.**

**This email and any files transmitted with it are confidential and intended solely for the individual or entity to whom they are addressed. If you have received this email in error please notify us by replying to the sender and delete this e-mail from your system. Please do not disseminate, distribute or copy this e-mail or any files transmitted with it. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. We appreciate your assistance.**



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Friday, September 27, 2019 12:02 PM  
**To:** Auzins, Erin  
**Subject:** FW: Matthews Winery

**From:** Kori Antuna <koriantuna@gmail.com>  
**Sent:** Friday, September 27, 2019 11:31 AM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Re: Matthews Winery

I'd like to share with you how much I support Matthews Winery at its current location. I urge you to vote NO on the Balducci striking amendment and ask that you work with existing wineries and tasting rooms in the area to find a balanced solution that both preserves rural character of the area and promotes Washington wines.

We moved to Woodinville from Kenmore in 2016 and have found Matthews to be one of the staples of our community, especially as it relates to our young children. We've been fortunate to attend bubble man shows, movie nights, trunk or treating events, etc. We've met new families who we continue to grow relationships with as well as reconnect with families we've know prior. We celebrate Mother's Day and Father's Day here, again, connecting with families.

I cannot express enough how important it is to my family and many other families I know, to allow Matthews to not only remain at it's current location, but also to continue sponsoring many family friendly events throughout the year.

Thank you,  
Kori Antuna  
19126 NE 151st Street  
Woodinville, WA 98072  
206-465-4241



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Friday, September 27, 2019 4:30 PM  
**To:** Auzins, Erin  
**Subject:** FW: County Ordinance pertaining to Wineries

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

From: Matt Howe <matt.howe@comcast.net>  
Sent: Friday, September 27, 2019 1:29 PM  
To: Communications, Comments <council@kingcounty.gov>  
Cc: ICE <vicki.howe@comcast.net>  
Subject: County Ordinance pertaining to Wineries

To King County Council Members from a concerned citizen.

It was recently brought to my attention that the County is considering a proposal which would severely limit the number of parking spaces as well as revenue associated with the sale of wine in the Woodinville valley. We have thoroughly enjoyed the wineries that are present in the valley and in particular Matthews Winery. This has become a regular venue of ours with our entire family. Fridays have become a great time of gathering with our extended family to enjoy, food, music, and yes wine. To limit the parking to eight spaces at this venue would in essence close the winery. I am sure this is the not result the council would desire.

Matthews Winery is a great asset to the community. My wife has been one of the original founders of faith based group (W3 - Women, Wisdom and Wine) that meets the last Wednesday every month. It has grown to more than 100 women each month and Matthews Winery has graciously provide their venue free of charge the past five years. I am sure many more examples are available as I know both Cliff and Diane Otis personally and know their generosity in supporting the local community.

This proposal seems draconian at best and would serve to crater this vibrant industry here in Woodinville. Am hoping clear minds prevail and that this proposal is properly vetoed.

Sincerely,

Matt Howe



## Auzins, Erin

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**From:** Rob Sonderman <r\_sonder@hotmail.com>  
**Sent:** Friday, September 27, 2019 9:46 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

I am a longtime resident of Redmond and object to any commercial development of the Sammamish Valley. It is short sighted and will cause irreversible harm to a this fragile ecosystem and destroy a really valuable and unique community asset. The more it is developed, the less charm and attraction will remain.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Rob Sonderman  
16429 NE 135th Street  
Redmond, WA 98052



## Auzins, Erin

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**From:** Nilima Srikantha <nilima.srikantha@gmail.com>  
**Sent:** Saturday, September 28, 2019 2:51 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Thanks for all your hard work. Please do your best to make these two simple fixes and protect our almost nonexistent rural areas.

Nilima Srikantha

Sincerely,  
Nilima Srikantha  
15733 NE 99th Way  
Redmond, WA 98072



## Auzins, Erin

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**From:** Jayme Jonas <jaymejo1@msn.com>  
**Sent:** Saturday, September 28, 2019 4:07 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
Jayme Jonas  
23402 NE 29th PL  
Sammamish, WA 98074



## Auzins, Erin

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**From:** Luann Berman <luann\_berman@hotmail.com>  
**Sent:** Saturday, September 28, 2019 12:23 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

I agree with the following changes. Please adopt them. I live on Hollywood Hill. I have to avoid areas on the weekends as the tasting room traffic is terrible. Business is booming. We do not need to give into a minority that wants these changes at the expense of the local residents. Please protect our valley and manage growth.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
Luann Berman  
16219 NE 165th St  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Rajee ramachandran <rajee.nair@gmail.com>  
**Sent:** Saturday, September 28, 2019 1:12 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Sincerely,  
Rajee ramachandran  
16904 NE 130th st  
Redmond, WA 98052



## Auzins, Erin

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**From:** John Shephard <john.shephard@gmail.com>  
**Sent:** Saturday, September 28, 2019 4:22 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Sincerely,  
John Shephard  
13629 179th Ave. NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Sharon Ely <sharon.l.ely@gmail.com>  
**Sent:** Saturday, September 28, 2019 4:36 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

PLEASE LISTEN TO US!!!

Once you allow this change to our splendid and beautiful resources in the Sammamish Valley, there is no way to undo the damage. A buffer zone was established for a reason. Those that established it were wise and thoughtful. Now the almighty \$\$, and the narrow minded interests of a few (sadly including a few council members), is threatening to reverse the decision to create the buffer.

We are NOT saying no to the development. We simply want it to happen in a way that won't wipe out those valuable resources. There IS room for it without taking so much away from others! The entire community, as well as other adjacent communities, will lose so much if this ordinance is passed as is.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Sharon Ely  
13550 36th Ave NE  
Seattle, WA 98125



## Auzins, Erin

---

**From:** Ann Pasley <ahpasley@gmail.com>  
**Sent:** Saturday, September 28, 2019 5:00 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Ann Pasley  
13838 162nd Ave NE  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Barbara Wilson <prtangeles@gmail.com>  
**Sent:** Saturday, September 28, 2019 5:51 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Barbara Wilson  
5522 104th Ave. NE  
Kirkland, WA 98033



## Auzins, Erin

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**From:** Engy Fahmy <engyfa7@gmail.com>  
**Sent:** Saturday, September 28, 2019 7:09 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Engy Fahmy  
12919 169th Ave NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Barry Nolte <barry@barrynolte.com>  
**Sent:** Saturday, September 28, 2019 7:44 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Barry Nolte  
15733 NE 134th St  
Redmond, WA 98052



## Auzins, Erin

---

**From:** Donald Jones <dona1d.jones@comcast.net>  
**Sent:** Saturday, September 28, 2019 9:57 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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I would suggest every council member drive 140th Ave NE from Woodinville to the round about at NE 144 St. on a Friday evening to get a feel for the traffic nightmare that already exists. The round about at the Hollywood School house is a pedestrian death trap just waiting to injure or kill someone. The two lanes that enter the round about from the South create a situation where one lane stops for pedestrians and the other lane cannot see them as they step out into that lane, or know that that lane has stopped to let the pedestrians cross. It is a very dangerous condition and more traffic and frustrated drivers will not make it any better.

Sincerely,  
Donald Jones



12806 NE 190th Pl  
Bothell, WA 98011



## Auzins, Erin

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**From:** Janice Ryan <jfespace@comcast.net>  
**Sent:** Saturday, September 28, 2019 10:28 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Sincerely,  
Janice Ryan  
18809 NE 183rd St  
Woodinville, WA 98077



## Auzins, Erin

---

**From:** Shauniece Drayton <sdrayton8@gmail.com>  
**Sent:** Saturday, September 28, 2019 10:33 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Hi Council Members,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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I also want to say that I work at UW Bothell and myself and my students have been out to the Sammamish valley at Viva Farms and 21 Acres multiple times. It is such a rich valuable place to have for student learning and community engagement. The farmers that work there work really hard and are such great stewards of the land. Please do not destroy this by bringing in commercial urban businesses.

Thank you.

Shauniece Drayton



Sincerely,  
Shauniece Drayton  
137th PL  
Kirkland, WA 98034



## Auzins, Erin

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**From:** Linda Khandro <lmkhandro@hotmail.com>  
**Sent:** Saturday, September 28, 2019 10:56 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

Council; I support the content below. Especially in these vulnerable times of global warming and ecosystem decline, opening current rural areas for alcoholic adventures is worse than unwise.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
Linda Khandro  
15738 Interlake Ave N  
Shoreline, WA 98133



## Auzins, Erin

---

**From:** Carolyn Treadway <CWT2014@PlanetCare.us>  
**Sent:** Saturday, September 28, 2019 11:02 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
Carolyn Treadway  
1951 Circle Lane SE  
Lacey, WA 98503



## Auzins, Erin

---

**From:** Ted; Diane Turk; Concannon <redcedar10@aol.com>  
**Sent:** Saturday, September 28, 2019 11:02 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

We are 28-year residents of the Woodinville Rural Area and highly value the rural nature of the area and the agricultural area it contains. We support the success of the Woodinville wine industry, but not at the expense of the Agricultural Area, Rural Area, and rural residents. The County needs to do three things to protect these valuable areas and uses.

1) Do your job and enforce the existing zoning code. Don't change the code to legalize existing violations. Don't make changes, with significant environmental impacts, that essentially move the Urban Growth Boundary without going through the process defined in the GMA.

2) The current Balducci version of the Ordinance contains improvements over prior versions, but there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. We are requesting that you:

a) Remove Demonstration Project Overlay A from the Sammamish Valley.

b) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need the County to bypass GMA and undermine its own Rural and APD areas to grow the industry. There is plenty space in Woodinville and inside the Urban Growth Area for additional beverage retail outlets and the City welcomes this growth.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Exorbitant land prices fueled by the WBD's will all but push ag businesses out of the valley. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the GMA which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley RA and farmland buffer areas.



What a terrible message to send...break the law? Go ahead, KC will not enforce the law. In fact, we'll change the law for you.

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



## Auzins, Erin

---

**From:** Anthony van Gemert <Antvg@outlook.com>  
**Sent:** Saturday, September 28, 2019 11:58 PM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Anthony van Gemert  
8305 382nd AVE SE  
Snoqualmie, WA 98065



## Auzins, Erin

---

**From:** Roy Treadway <royctreadway@comcast.net>  
**Sent:** Sunday, September 29, 2019 1:30 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Roy Treadway  
1951 Circle Ln SE  
Lacey, WA 98503



## Auzins, Erin

---

**From:** Hemalatha Velappan <hema.latha8689@gmail.com>  
**Sent:** Sunday, September 29, 2019 2:57 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Hemalatha Velappan  
18675 NE 62nd CT  
REDMOND, WA 98052



## Auzins, Erin

---

**From:** RACHEL MOLLOY <RACHEL@SAFYREDESIGN.COM>  
**Sent:** Sunday, September 29, 2019 3:57 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

As a non-drinking local resident, now 2 years sober...I know personally the harm, accidents, and negative impacts of alcohol consumption on a community. Permanently allow adult beverage retail outlets to range free across the rural Sammamish Valley with have immediate and long-term negative impacts for those of us who life, drive, and engage with the area farmland tourism and local food security production. As climate impacts increase, with heavier rainfalls and more runoff...it is imperative that we are not skimping and neglecting the necessary buffers needed to mitigation and build resiliency (not remove it). I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Please don't protect a handful of code violators and land speculators over the safety and needs of the community. Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
RACHEL MOLLOY  
18308 NE 107TH ST  
REDMOND, WA 98052



## Auzins, Erin

---

**From:** Dallas Pasley <dallaspasley@gmail.com>  
**Sent:** Sunday, September 29, 2019 4:07 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Sincerely,  
Dallas Pasley  
13838 162nd Ave NE  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Caroline Masar-Miller <carorick2@yahoo.com>  
**Sent:** Sunday, September 29, 2019 4:11 AM  
**To:** Auzins, Erin  
**Subject:** Just two simple fixes needed to the Balducci version of the Beverage Ordinance

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Caroline Masar-Miller  
17111 NE 131st Pl  
Redmond, WA 98052



## Auzins, Erin

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**From:** Robert Gregor <bobgregor@comcast.net>  
**Sent:** Sunday, September 29, 2019 7:40 AM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Robert Gregor  
14128 180th Ave NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Joan Foster <jkfoster756@frontier.com>  
**Sent:** Sunday, September 29, 2019 3:05 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Joan Foster  
756 State St S Apt A  
Kirkland, WA 98033



## Auzins, Erin

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**From:** john snow <capeflattery@comcast.net>  
**Sent:** Sunday, September 29, 2019 8:16 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

I agree with the opinions outlined below. Most importantly, the existing violators of current zoning laws must not be allowed to continue their operations. This only rewards scofflaws and guarantees that more and worse violations will occur in the future. Whatever new codes result from the legislation process, the current violators must remove their current illegal operations and begin anew, just like everyone else. I would also encourage fines to be levied for their illegal activities.

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Sincerely,  
john snow



16702 ne 139 pl  
woodinville, WA 98072



## Auzins, Erin

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**From:** Christa Karimi <christakarimi@gmail.com>  
**Sent:** Sunday, September 29, 2019 8:27 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Christa Karimi  
9520 169th Ave NE  
Redmond, WA 98052



## Auzins, Erin

---

**From:** brook McBride <brookmcbride@gmail.com>  
**Sent:** Sunday, September 29, 2019 8:33 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
brook McBride  
17624 182nd Ave NE  
Woodinville, Wa, WA 98077



## Auzins, Erin

---

**From:** Graham Bremner <gbremner@gmail.com>  
**Sent:** Sunday, September 29, 2019 8:43 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

As a homeowner in Woodinville and someone who does enjoy the wine/craft brewing industry I agree 100% with the contents of the pre-crafted email below. We already have enough traffic issues and the value of our land for agricultural use is only going to increase with the impact of climate change. I urge you not allow expansion of the adult beverage industry past what is already allowed by law.

Sincerely,  
Graham Bremner.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Sincerely,  
Graham Bremner  
16309 198Th Ave N E  
Woodinville, WA 98077



## Auzins, Erin

---

**From:** Helen HARRIS <helenharris6@gmail.com>  
**Sent:** Sunday, September 29, 2019 8:45 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Helen HARRIS  
20729 NE 156th St  
Woodinville, WA 98077



**From:** [Barbara Lau](#)  
**To:** [kcexec@kingcounty.gov](mailto: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](#); [Gayton, Chandler](#); [Holbrook, Garrett](#); [Cooper, Adam](#); [Mullendore, Zoe](#); [Bloom, Casey](#); [Camenzind, Krista](#)  
**Subject:** Stop Blatent Environmental Degradation and growth of illegal business including Castillo de Feliciano  
**Date:** Sunday, September 29, 2019 9:23:24 PM  
**Attachments:** [SEPA Checklist Derby Creek Final 4-16-2018 \(1\).pdf](#)  
[Eastside Aud KC Beverage Letter.pdf](#)

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Dear Executive, Councilmembers and Staff,

These are photos of one of the illegal wine tasting/ bars in the Sammamish Valley. The Castillo de Feliciano company has set up an illegal commercial business within the Rural Area SO-120 buffer in a 1921 2- bedroom, 1 bath home, on an inadequate, antiquated septic system. As you can see, they are advertising event space for up to 200 guests. They have had numerous loud, outside band concerts during the summer abusing the neighborhood, farmland nearby and even the Tolt Pipeline Trail. Recently one of their patrons even backed into the trail crossing light and pieces were scattered on the trail.

As you can see, Castillo de Feliciano's bar is located next to the Tolt Pipeline Trail (which they park cars on and in the Tolt trail parking lot). This section of trail was listed as significant bird habitat by the Eastside Audubon Society when they conducted a survey of this stretch of the trail and found 83 bird species. In addition, this site is very close to the Derby Creek confluence with the Sammamish River. King County Parks and Rec is in final stages of proceeding to rehabilitate this creek for salmon rearing habitat.

Cars, traffic, overland and groundwater pollution and, of course, the environmental degradation and land speculation which will drive the farmers out of the agricultural production district.

There are a huge number of reasons you can not let this type of scoff law, illegal business operate legally in King County. This blatant violation of the law, public health standards, destruction of the Sammamish Valley ecosystem, pollution of natural habitats and resources (the groundwater and surface) is unnecessary and a travesty.

This business, and the proliferation of similar business throughout rural King County on "arterials" and within the agricultural zones as permitted by the current version of the 2018-0241 will lead to further environmental degradation and the loss of our precious farmland and the farmers, who know how to grow delicious and healthy food all of us.

**Please do not let this become your legacy.**

**Instead of making King County a land overrun by the alcohol industry and the problems this**



**industry brings, how about making the farmland and rural lands sacred?**

**We need these lands and resources to feed our people and maintain other species in the future. Instead of a wine destination, this area should be preserved for as a food capital, especially when the rest of the country's food producing regions have already started to be severely impacted by Climate change.**

Please change the law to NOT let any alcohol industry companies proliferate but true, full processing wineries operating on Rural lands, and include a large local product content. Remove all illegal uses including those in Demonstration Area A, where we need to retain those residential properties as homes. Finally preserve and protect our natural resources, first and foremost our precious farmland, especially from environmental degradation and land speculation.

If YOU allow these businesses to proliferate and damage our rural and agricultural resources, solely because you are bending to a few well funded, vocal, scoff law violating businesses, what will our county look like in 30 years? We will have climate refugees, will we have food and resources to care for them?

Please vote NO on the current proposal and adopt the changes to the ordinance suggested by the Friends of Sammamish Valley. Furthermore, please define rural arterials and authorize enforcement staff to regulate these businesses and sheriff's staff to monitor the increase in drunk driving as is being witnessed, but already underenforced in the Woodinville region.

We still request a full SEPA EIS be prepared for this vast proposed change in land use in King County. The effects of the vcurrent legislation will impact many people and species. Do not bend to a few scoff laws who can easily move, and have thumbed their noses at law abiding citizens and do not care about others, be it our natural resources, environment, food supply or our future.

Thank you,

Barbara Lau

Climate Reality

PS I have included the SEPA Checklist that was prepared for the Derby Creek Fish Enhancement Project which is very close to Castillo de Feliciano and the Eastside Audubon Society letter.







# 2019 Fall/Winter Entertainment at Castillo de Feliciano

Date	Entertainment	Time	Food
9/6	Brian James	6-9 pm	Tacos El Guero
9/13	Fabulous Po' Boys	6-9 pm	The Cheese Pit
9/20	Acoustic Night: Octomalien	6-9 pm	Outside Food Welcome
9/27	Acoustic Night: Kim Maguire	6-9 pm	Outside Food Welcome
9/28	Sip and Paint Night	7-9 pm	Dessert Provided
10/4	Acoustic Night: The Dogtones	6-9 pm	Outside Food Welcome
10/11	Acoustic Night: Sophia Herman	6-9 pm	Outside Food Welcome
10/18	Acoustic Night: Fabulous Po' Boys	6-9 pm	Outside Food Welcome
10/25	Acoustic Night: Jaeden Luke	6-9 pm	Outside Food Welcome
10/26	Halloween Costume Party	7-10 pm	Light Snacks Provided
11/1	Beat the Geek Trivia	7-8:30 pm	Outside Food Welcome
11/8	Beat the Geek Trivia	7-8:30 pm	Outside Food Welcome
11/9	Sip and Paint Night	7-9 pm	Dessert Provided
11/15-17	Woodinville Fall Release	12-6 pm	Tapas Provided
11/29	Beat the Geek Trivia	7-8:30 pm	Outside Food Welcome
12/6	Beat the Geek Trivia	7-8:30 pm	Outside Food Welcome
12/7	Pet Pics with Santa - <small>A fundraiser for Homeward Pet</small>	1-5 pm	
12/13	Beat the Geek Trivia	7-8:30 pm	Outside Food Welcome

## Save the Date:

\*9/28 - Sip & Paint Night

11/15-11/17 - Woodinville Fall Release

10/26 - Halloween Costume Party

12/7 - Pet Pics with Santa

\*11/9 - Sip & Paint Night

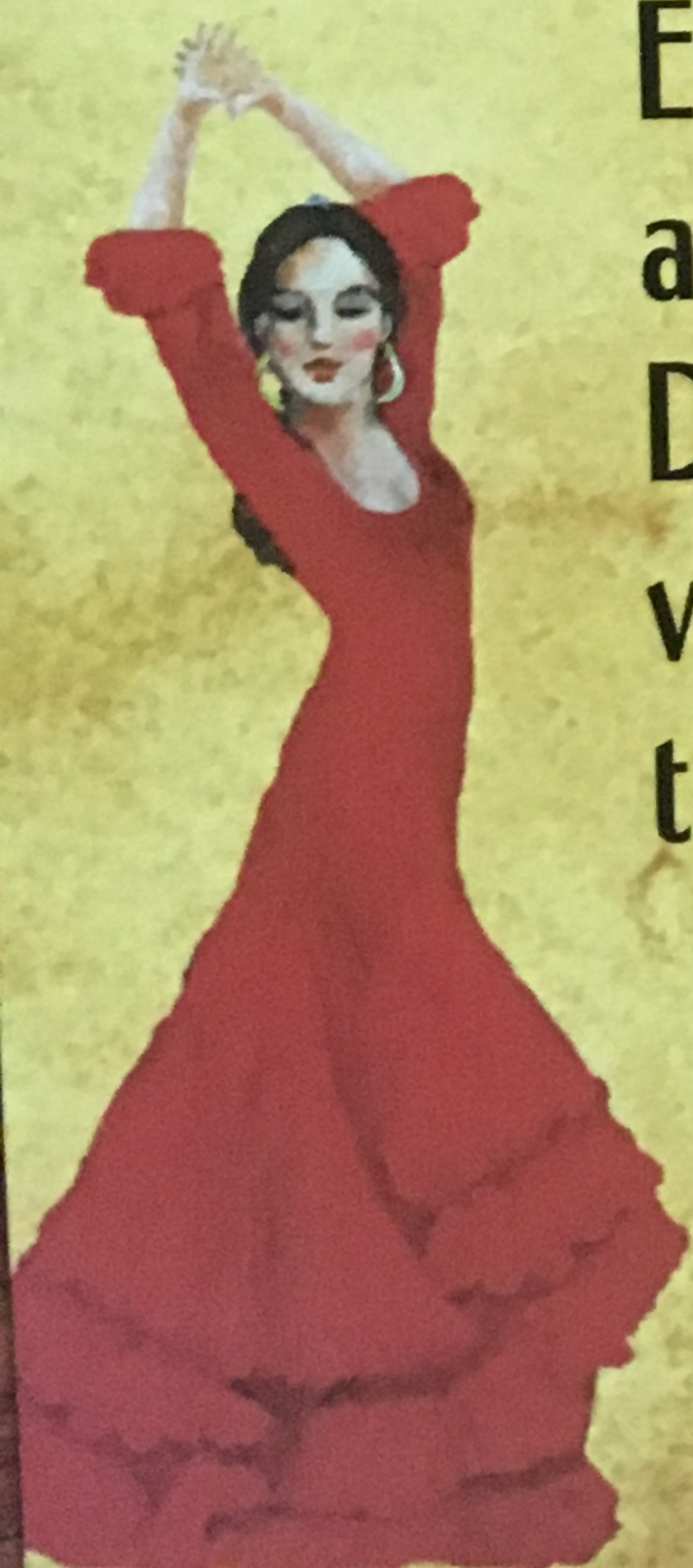
\*indicates ticketed event





CASTILLO DE  
**FELICIANA**  
VINEYARD AND WINERY

**You and Your Guest at Castillo De Feliciano Makes the Perfect Blend**



Event space available for private tastings, parties, and more! We are located in the Hollywood Hill District of Woodinville wine country. Reserve our venue for your clients, family, and friends. Gather together while enjoying our award-winning wine!

Great Room: Reception for 35 guests; Seating for 25 guests  
Entire Venue: Reception for 50 guests; Seating for 40 guests  
Venue + Patio/Deck/Lawn: 200 + guests

**Dionne McDonald, Hospitality Coordinator**

[cdfeventswoodinville@gmail.com](mailto:cdfeventswoodinville@gmail.com) | 425-949-5088





We have one indoor  
toilet, please be  
respectful of time.  
😊  
Please use bathroom  
spray when  
necessary. Thanks  
-CDF





























## King County

Department of Natural Resources and Parks

### Parks and Recreation Division

King Street Center

201 South Jackson Street, Suite 700

Seattle, WA 98104

<http://www.kingcounty.gov/parks>

## SEPA Environmental Checklist

### A. Background

**1. Name of proposed project, if applicable:**

Derby Creek Flood Reduction and Habitat Enhancement Project

**2. Name of applicant:**

King County Department of Natural Resources and Parks

**3. Address and phone number of applicant and contact person:**

Lindsey Miller, Capital Project Manager

201 South Jackson Street, Suite 700

Seattle, WA 98104

206-477-7372 (SEPA)

KCParks.SEPA@kingcounty.gov

**4. Date checklist prepared:**

April 16, 2018

**5. Agency requesting checklist:**

King County Department of Natural Resources and Parks

**6. Proposed timing or schedule (including phasing, if applicable):**

Construction start date is dependent on availability of funding. The earliest possible start date, assuming appropriation of funds, would be June 2019. Construction would be coordinated to avoid conflicts with baseball season. If site preparation begins in June, site restoration and clean-up would likely be complete in December of the same year.

Work below the ordinary high water mark (OHWM) of Derby Creek and the Sammamish River would occur during the in-water work windows established through the permitting processes with the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife (WDFW).



**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

No

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Critical Areas Report (King County, December 2017)

Derby Creek Enhancement Phase I Project Preliminary Design Report (Parametrix, July 2015)

Derby Creek Flood Reduction and Habitat Enhancement Project Technical Information Report Draft (Parametrix, December 2016)

90 Percent Project Design Plans (Prepared by Parametrix, October 2016)

Cultural Resources Report (Environmental Science Associates, July 2015)

Geotechnical Engineering Services Report (Icicle Creek Engineers, July 2015)

Geotechnical Engineering Services 90% Design Review Report (Icicle Creek Engineers, November 2016)

Joint Aquatic Resources Permit Application (JARPA) Form

Hydraulic Project Approval (HPA) application

Permit applications (see item #10, below)

In addition, while not prepared specifically for this project, conservation measures from the following two documents are referred to throughout this document:

Endangered Species Act Section 7 Programmatic Biological Opinion for the U.S. Army Corps of Engineers' Washington State Fish Passage and Habitat Enhancement Restoration Programmatic Consultation (National Marine Fisheries Service and U.S. Fish and Wildlife Service, July 2008)

Endangered Species Act Section 7 Programmatic Biological Opinion for the U.S. Army Corps of Engineers' Fish Passage and Restoration Actions in Washington State (FPRP III) (National Marine Fisheries Service, June 2017)

Supporting documentation and information is available for download on the King County Parks website at <http://www.kingcounty.gov/parks/publicnotices> or is available upon request.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

Permit / Compliance	Regulatory Agency
Clean Water Act (CWA) Section 404 permit	U.S. Army Corps of Engineers
Endangered Species Act (ESA) Section 7 compliance	U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS)
Rivers and Harbors Act Section 10 permit	U.S. Army Corps of Engineers



Permit / Compliance	Regulatory Agency
Section 408 Civil Works Project Alteration Approval	U.S. Army Corps of Engineers
National Historic Preservation Act (NHPA) Section 106 compliance	State Historic Preservation Officer (SHPO)
CWA Section 401 water quality certification	Washington State Department of Ecology (Ecology)
Hydraulic Project Approval (HPA)	WDFW
National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit	Ecology
Coastal Zone Management Act (CZMA) consistency determination	Ecology
Shoreline Exemption	King County Department of Permitting and Environmental Review (DPER), City of Woodinville
Clearing and Grading Permit	King County DPER
Critical Areas Alteration Permit	City of Woodinville

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

King County proposes to provide a permanent restored stream channel for Derby Creek, allowing fish passage from the Sammamish River into Derby Creek, providing cool-water refuge to fish, and reducing the risk of flooding. The project is a restoration project and is not proposed as compensatory mitigation for the impacts of another project. Project actions include the following:

- Realign and regrade approximately 865 feet of sediment-laden stream channel.
- Replace two fish-barrier culverts with concrete box culverts designed using the WDFW stream simulation method.
- Reconnect Derby Creek to the Sammamish River.
- Relocate approximately 275 linear feet of paved trail and approximately 120 linear feet of equestrian trail.
- Install approximately 140 linear feet of structural-earth retaining wall.
- Provide a temporary detour route for Sammamish River Trail users during construction.
- Enhance riparian and wetland areas through removal of invasive species and planting with native trees and shrubs.

The following goals have been identified for the project:

- Improve fish access to Derby Creek from the Sammamish River.
- Improve habitat conditions for Chinook salmon (listed as Threatened under the Endangered Species Act) and other salmonids in Derby Creek.



- Provide a cool-water refuge for Chinook salmon and other salmonids in Derby Creek.
- Preserve a source of cool water for Chinook salmon and other salmonids in the Sammamish River.
- Provide interpretive signs for educating park and trail visitors about salmon and habitat restoration efforts.
- Reduce flooding impacts to adjacent Parks facilities from Derby Creek.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications.**

The Derby Creek Enhancement Project site is located mostly in unincorporated King County near Woodinville, Washington, on property owned by King County Parks (tax parcel 1526059070, legal description: Southeast quarter of Section 15, Township 26 North, Range 5 East, Willamette Meridian). The 34-acre parcel is known as the Northshore Athletic Field Complex and is located north of NE 145th Street, west of 148th Avenue NE, east of the Sammamish River, and south of the Tolt Pipeline (see Figure 1, attached).

The western terminus of the project area, below the top of the east bank of the Sammamish River, lies within the city limits of Woodinville (parcel 152605-HYDR).

## **B. Environmental Elements**

### **1. Earth**

#### **a. General description of the site:**

(circle one): ☒ Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

#### **b. What is the steepest slope on the site (approximate percent slope)?**

Most of the project area is essentially flat, consisting of the excavated stream flowing between baseball fields and under trails. The east bank of the Sammamish River, downslope of the Sammamish River Trail, is steep and armored, with a slope of approximately 35 percent.

#### **c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Soils consist of silty loam and silty clay loam, and stratified peat overlain by a 4- to 6-inch thick mat of sod and undecomposed thatch. Soils mapped in the project area include Earlmont silt loam, Snohomish silt loam and Tukwila muck.

The geotechnical investigation conducted by Icicle Creek Engineers found that the trail/stream crossing sites (one at the Northshore Athletic Fields walking path, one at the Sammamish River Trail) are underlain by Younger Alluvium. Younger Alluvium typically consists of silt and sand with occasional layers of silt and peat. That investigation also determined that the Sammamish River



Trail/Berm likely consists of Fill, and that Fill is also likely to be present in the Northshore Athletic Fields walking path.

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

None are reported, although the project area is located within a mapped Seismic Hazard Area, per the 1990 King County Sensitive Areas Folio available in the King County iMap GIS tool. The King County Sensitive Areas Ordinance defines significant seismic hazard areas as those areas of King County subject to severe risk of earthquake damage as a result of seismically induced settlement or soil liquefaction. These conditions occur in areas underlain by cohesionless soils of low density, usually in association with a shallow groundwater table.

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The total area of project-related ground disturbance (including clearing and grubbing, filling, excavation, and grading) would be approximately 67,000 square feet (1.5 acres). Project construction would entail approximately 3,950 cubic yards of excavation and 400 cubic yards of fill.

Clearing and grubbing would be required for site preparation and for construction of the temporary trail detour.

Excavation and fill would be required for reconfiguring the Derby Creek stream channel (including fill for placing new streambed sediment), creating the gravel bar at the stream's mouth, replacing the existing culverts with fish-passable structures, and relocating the Sammamish River Trail.

Fill would be required for placing new streambed sediment in the reconfigured the Derby Creek stream channel, creating the gravel bar at the stream's mouth, replacement of the existing culverts with fish-passable structures, and relocation of the Sammamish River Trail.

Streambed material and fill material for the trail and riparian channel embankments would come from approved local quarries and material suppliers. Disturbed areas (outside of the stream channel and relocated trail) would be seeded, mulched, and replanted with native trees and shrubs.

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

During wet weather, areas cleared for construction would have an elevated susceptibility to erosion. The potential for erosion may remain elevated until nearby vegetation is fully reestablished. The potential for this to occur would be avoided or minimized through the implementation of best management practices (BMPs) (see below).

The gravel bar in the Sammamish River would not be expected to influence riverine erosional processes because the river at that location is very low-gradient and slow-moving.

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Under current conditions, approximately 3.81 acres of the 19.25-acre project site consists of impervious surfaces, amounting to 20 percent of the site. Relocation of the Sammamish River Trail would increase that amount to 3.89 acres, which is still 20 percent.



**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Project construction would comply with the BMPs specified in the Temporary Erosion and Sediment Control (TESC) plan and Construction Stormwater Pollution Prevention Plan (CSWPPP) plan prepared for the project, as well as with applicable conservation measures specified by in the programmatic biological opinions issued by USFWS and NMFS for fish passage and restoration projects. Log corduroys or plastic mats would be used to support equipment and machinery use for new channel construction to minimize soil compaction.

**2. Air**

**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Emissions would be temporary and limited to exhaust from equipment and machinery powered by internal combustion engines. The Roadway Construction Emission Model 8.1.0 was used to approximate the amount of greenhouse gases that would be generated during construction. This model was used because the project includes two culvert replacements and a trail, which is similar to road construction. Using the default values, the calculator estimated approximately 1,370 metric tons of carbon dioxide equivalent (MtCO<sub>2e</sub>) would be generated.

Emissions generated during operation would be negative, because the project would plant approximately one acre of willow stakes, which would sequester an average of 9 MtCO<sub>2e</sub> per year for the first 10 years. The vegetation would continue to sequester more carbon as it matures.

**b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None known.

**c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

As mentioned above, approximately one acre of willow stakes would be planted, which would sequester carbon during operation.

**3. Water**

**a. Surface Water:**

**1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Derby Creek and the Sammamish River are the only two watercourses in the project area.

Derby Creek is a Type F (fish-bearing) water, as defined in Section 21A.24.355 of the King County Code (KCC), and is a tributary to the Sammamish River. Alternative names for Derby Creek include Tributary 08.0090 and the Hollywood Hills Tributary. Derby Creek provides a much-needed source of cool water for the Sammamish River.

The stream has been relocated and ditched repeatedly since the 1930s to make room for development. Sediment build-up in the stream has historically caused flooding problems on adjacent roadways and properties (especially in the reach downstream of 148th Avenue NE), including Seattle Public Utilities' Tolt Pipeline and King County's Northshore Athletic Fields. Baseball games at the Northshore Athletic Fields are often canceled during high flow events due to



flooding. Numerous flooding complaints from users of the baseball fields have been reported to King County.

Derby Creek flows from east to west through the project area. The upstream terminus of the project is near the northeastern corner of Ball Field 2. The stream follows the outfield periphery of Ball Field 2, then turns west and passes under the walkway between Ball Field 2 and Ball Field 1, flowing through a 50-foot-long, 16-inch diameter culvert that is a barrier to fish passage. The stream then flows approximately 100 feet through a vegetated area before entering an approximately 70-foot-long, 36-inch-diameter culvert (also a barrier to fish passage) under the Sammamish River Trail. The stream discharges to the east bank of the Sammamish River at the end of that culvert, which is perched approximately 6 feet above the typical water level of the river. The elevation of the culvert's outlet is approximately 25 feet, roughly equivalent to the 2-year flood stage in the Sammamish River.

As an inventoried shoreline of the state, Sammamish River is a Type S water per KCC 21A.24.355. The Sammamish River is 13.8 miles long and extends from the outlet of Lake Sammamish in Redmond to the inlet of Lake Washington in Kenmore.

A Category II wetland (per KCC 21A.24.318) is present along the course of Derby Creek, running from the inlet of the Sammamish River Trail culvert all the way to the upstream end of the proposed project. This wetland, which is described in the critical areas report for this project appears to be an extension of a Category II wetland that occupies most of the area between the ball fields and the Tolt Pipeline north of the Northshore Athletic Fields.

**2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Yes. Almost all project work would be over, in, or within 200 feet of Derby Creek or the Sammamish River and/or the Category II wetland described above. Reconfiguration of Derby Creek's outfall to the Sammamish River would entail work below the OHWM of the river.

The Derby Creek Flood Reduction and Habitat Enhancement Project would remove the perched culvert and establish a new confluence with the Sammamish River that would improve the cool water interface. Additionally, riparian planting would improve shading of the stream, and would also serve as a buffer to reduce likelihood of disturbances by trail and ball field users.

The two new crossing structures that would replace the existing fish-barrier culverts have been designed to comply with the updated State Hydraulic Code and sized according to the Stream Simulation method outlined in Chapter 3 of WDFW's *Water Crossing Design Guidelines* (Barnard et al. 2013). Consistent with that methodology, the bed width through the structures would be 2 feet wider than 120 percent of the channel bankfull width (i.e.,  $1.2 \times [\text{bankfull width}] + 2$ ). A draft technical information report (TIR) has been completed for this project. The TIR documents the culvert sizing methodology used for this project and demonstrates compliance with the King County Surface Water Design Manual. A final TIR will accompany the Plan submittal for the Clearing and Grading Permit.

The proposed culvert replacement structure for the Sammamish River Trail (Culvert 1) is a reinforced concrete split box culvert with wingwalls on footings supported by pin piles. The piles would be driven with a 90-pound jackhammer or a 100-pound (minimum) air-operated post driver. The base and walls of the culvert would be cast-in-place concrete; the lid and wingwalls would be precast. The northwestern corner of the structure would be supported by the structural earth wall that would be installed to support the trail. The interior dimensions of culvert would be 12 feet wide



by 6 feet tall by approximately 24 feet long, reducing the length of stream contained within culverts from 70 feet to 24 feet.

The proposed culvert replacement structure for the Northshore Athletic Fields pedestrian path (Culvert 2) is a precast reinforced concrete split box culvert with four wingwalls on footings supported by structural fill. The internal open dimensions of the structure would be approximately 12 feet wide by 6 feet high. Approximately 12 linear feet of the stream channel would be within the structure, a substantial improvement from the 50-foot channel length contained within the existing culvert.

Beginning and ending elevations of the project are set by the Sammamish River confluence elevation at the west end and the Derby Creek elevation at the east project end. Due to logistical constraints imposed by the existing 42-inch Sammamish Valley Interceptor sewer main near the Sammamish River Trail, the reconstructed channel of Derby Creek would have a gradient of 1.1 percent upstream of the sewer main and an average gradient of 3.4 percent downstream of the sewer main. Additional design details, including the proposed channel cross-section, are available in the draft TIR.

Regrading and realigning the channel of Derby Creek would be accomplished using a tracked excavator to create the channel, as well as dump trucks and excavators to backfill stream bed gravels and place large wood. Unconsolidated substrates that dominate the existing channel of Derby Creek would be replaced with a mix consisting of 70 percent streambed sediment (i.e., predominantly coarse sand and gravel) and 30 percent 6-inch cobbles per WSDOT standard specifications.

To enhance fish habitat in Derby Creek, the project would install 28 pieces of woody debris in the stream channel, comprising 7 logs with rootwads and 21 small logs. There would be 14 structures in total. Seven structures would consist of a small log and a log with a rootwad, and seven would consist of two small logs. All logs would be of coniferous trees. Four of the rootwad structures would be installed along Derby Creek between the Sammamish River Trail and the river, and three would be installed in the reach between the Sammamish River Trail and the Northshore Athletic Fields pedestrian path. One of the two-log structures would be installed between the Sammamish River Trail and the Northshore Athletic Fields pedestrian path and the other six would be installed at roughly regular intervals between the pedestrian path and the upstream end of the project. The methodology used for the design of these project elements is provided in the draft TIR.

The area in which cool water is available in the Sammamish River would be augmented through the construction of an approximately 800-square-foot gravel bar at the mouth of Derby Creek. The bar would consist of 10-inch streambed cobbles and would extend approximately 100 linear feet upstream along the western side (closer to the river) of the regraded channel. The voids between the cobbles would enlarge the area of the interface between the cool water of Derby Creek and the warmer water of the Sammamish River, increasing the amount of refuge area available to juvenile salmonids. The gravel bar would also increase habitat complexity in the river, helping restore the ecological functions of the low-energy, degraded system. Excavation for the eastward relocation of the Sammamish River Trail would provide compensatory storage, offsetting the placement of gravel bar fill material on the east bank of the Sammamish River.

Project plans (90 percent design) are available on the King County website at <http://www.kingcounty.gov/parks/publicnotices>.



**3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Most of the length of the existing and future channels of Derby Creek lies immediately adjacent to the category II wetland mentioned above. Therefore, channel reconfiguration would entail work within the wetland, amounting to approximately 495 cubic yards of excavation and 4 cubic yards of fill, affecting approximately 9,300 square feet of wetland areas. Most of this excavation and fill would also be within the existing OHWM of Derby Creek.

Restoration of the surface connection between Derby Creek and the Sammamish River (including creation of the gravel bar at the mouth of Derby Creek) would require approximately 105 cubic yards of excavation and 116 cubic yards of fill below the OHWM of the Sammamish River and would affect approximately 2,550 square feet in that area.

Fill material would come from approved local quarries and material suppliers.

**4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

While culvert replacement and channel construction activities are underway, Derby Creek would be bypassed through the construction site. The stream would be temporarily dammed using a cofferdam configuration and flow would be diverted through a bypass pipe. Diversion would occur in two stages, starting with the upper end of project area (upstream of the ball field access walkway). After that segment of the channel has been reconstructed and the new culvert under the ball field access walkway has been installed, a temporary stream bypass would be installed between the new culvert and the Sammamish River. Flow would be reintroduced gradually into the reconstructed upstream channel and box culvert. After the channel downstream of the ball field access walkway has been reconstructed and the new culvert under the Sammamish River Trail has been installed, flow would be reintroduced gradually into the lower end of the project area.

Work areas below the OHWM of the Sammamish River would be isolated from the river by a coffer dam consisting of a sheet pile wall installed by vibratory driving, unless use of a lower-impact isolation method (e.g., sandbags) is feasible. Before, during, and immediately after isolation and dewatering of in-water work areas, any fish that remain in the isolated area would be captured and released using methods that minimize the risk of fish injury, in accordance with WSDOT standards and protocols for such activities.

**5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The western terminus of the project, west of the Sammamish River Trail, lies within the 100-year floodplain of the Sammamish River. The project would install approximately 140 feet of retaining wall and relocate the Sammamish River Trail center line approximately 20 horizontal feet eastward to accommodate the proposed Derby Creek profile adjustment and channel regrade. The wall would be above the OHWM of the Sammamish River. These design changes would not change the elevation of the Sammamish River Trail; therefore, the trail would continue to serve as the Sammamish River levee. The stream design would create floodplain benches for Derby Creek and Sammamish River west of the Sammamish River Trail culvert, and for Derby Creek east (upstream) of the trail culvert.

Potential effects on the Sammamish River floodplain are discussed in the draft TIR.



**6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No waste materials would be discharged to surface waters. When flow is reintroduced to the reconstructed stream channel, dirty water would be recycled or pumped into vegetation to infiltrate until it is clean.

All construction work would comply with the NPDES Construction Stormwater General Permit issued for the project.

**b. Ground Water:**

**1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

No groundwater would be withdrawn as a result of the project for drinking water or other uses.

**2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

The project would not generate or discharge any domestic, industrial, or agricultural waste to ground water.

**c. Water runoff (including stormwater):**

**1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The existing stormwater collection system for the Northshore Athletic Fields collects surface water runoff from two synthetic surface infields, a porous paved walkway and plaza, and six paved parking area surfaces. The system conveys water within pipes and in open channel bioswales to a combination of on-site facilities for water quality treatment including a subsurface infiltration system designed for existing site soils with limited infiltration rates. Runoff from the Sammamish River Trail sheet-flows westward over the vegetated embankment, toward the Sammamish River.

**2) Could waste materials enter ground or surface waters? If so, generally describe.**

Spills of fuel or hydraulic fluid from construction equipment could cause waste materials to enter surface or ground waters. The potential for this to occur would be avoided or minimized through the implementation of the measures identified in Section 3.d, below.

During wet weather, areas cleared for construction can contribute to increased levels of suspended sediments in runoff, elevating turbidity in receiving waterbodies. Disturbance of existing vegetation during construction may also increase the volume and frequency of stormwater runoff to the stream. The potential for such effects to occur may be elevated until riparian and floodplain vegetation is fully reestablished. Heavy equipment can compact soils, reduce suitability for plant growth, and decrease infiltration. All of these potential effects would be avoided or minimized through the implementation of the conservation measures and BMPs identified below.



**3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The project would reconstruct and partially realign the stream channel, but no changes to the overall drainage patterns, existing runoff collection, and conveyance system are proposed.

**d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

The project would comply with BMPs outlined in the Washington State Department of Ecology's 2012 Stormwater Management Manual. The project would also comply with current King County Surface Water Engineering Standards and with applicable conservation measures specified in the programmatic biological opinions issued by USFWS and NMFS for fish passage and restoration projects. As explained in the draft TIR, the project design meets the nine core requirements and five special requirements outlined in Table 1.1.2.A of the 2016 *King County Surface Water Design Manual*. In addition, the project would comply with all permit conditions to minimize impacts on aquatic resources, including impact avoidance, minimization, and mitigation measures required under the County's critical areas code, as well as any provisions in the HPA issued by WDFW. No additional mitigation is proposed because the project is an improvement over existing conditions and is not expected to result in any net loss of ecological function in wetlands, streams, or their buffers.

**4. Plants**

**a. Check the types of vegetation found on the site:**

- ☒ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

From 2011 to 2013, an approximately 600-foot segment of Derby Creek was relocated just west of 148th Ave NE through the wetland from along the Tolt Pipeline, and approximately 35,000 square feet of wetland area was enhanced by planting willows and cottonwoods.

The dominant plant species in the project area is reed canarygrass (*Phalaris arundinacea*). In areas that were planted along the outfield periphery of Ball Field 2 in 2011 through 2013, shining willow (*Salix lucida*) and Sitka willow (*Salix sitchensis*) have formed a dense canopy and that provides shade to Derby Creek. Some young western redcedar (*Thuja plicata*) trees are also present in that area. A small clump of willow trees is present along the stream channel between the ball field access walkway and the Sammamish River Trail.

Riparian vegetation in the reach of the Sammamish River that flows through the project action area is severely degraded, consisting almost entirely of non-native shrubs and herbs—predominantly Himalayan blackberry (*Rubus armeniacus*) and reed canarygrass.



Dense aquatic vegetation, most notably Eurasian water milfoil (*Myriophyllum spicatum*) and Brazilian elodea (*Egeria densa*), is present in the Sammamish River in the project area.

**b. What kind and amount of vegetation will be removed or altered?**

Most of the area that would be disturbed for channel reconstruction is dominated by reed canarygrass and Himalayan blackberry. In establishing the layout of the reconstructed stream channel, project designers strove to avoid the area that was planted with willows during previous restoration work. However, because the project involves stream channel reconfiguration in that area, some disturbance would be unavoidable.

Of 1.5 acres that would be affected by ground-disturbing work, approximately 0.2 acre (9,000 square feet) is currently dominated by native vegetation, mostly in the areas that were previously planted with willows; the remainder consists of landscaping, invasive species, and impervious surfaces. Following project completion, approximately 0.8 acre (35,500 square feet) would be planted with various mixes of native trees and shrubs adapted to site conditions, including approximately 150 trees. In addition, an approximately 0.5-acre area north of Derby Creek and east of Ball Field #5 would be treated to remove invasive species. Vegetation in that area currently consists almost entirely of reed canarygrass and other invasive species. A combination of physical (e.g., mowing, cardboard sheeting, mulching) and chemical methods (if needed) would be employed to remove the existing vegetation, allowing the establishment of native species. If herbicide treatment is deemed necessary, only herbicides approved for application in aquatic areas and public use areas would be used. Herbicides would be applied only in compliance with applicable conservation measures specified by NMFS and USFWS. Approximately 0.3 acre (12,000 square feet) of post-construction revegetation would consist of lawn seeding in areas expected to receive foot traffic by trail and park users.

**c. List threatened and endangered species known to be on or near the site.**

Information from the WDNR Natural Heritage database indicates that no threatened or endangered plants listed under ESA are known to occur within 10 miles of the project site.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Restoration and enhancement plantings would be installed in the abandoned stream channel area and in temporarily impacted wetlands and buffer areas at the conclusion of the project. Approximately 1.1 acres within the riparian buffers of Derby Creek and/or the Sammamish River would be planted with various mixes of native trees and shrubs adapted to site conditions. Approximately 150 trees, primarily conifers, would be planted. More than 30 of these trees would be planted in the area between the Sammamish River Trail and the river—an area that currently supports only two immature coniferous trees. The proposed planting areas are currently dominated by invasive species (e.g., Himalayan blackberry, reed canarygrass) that would be removed or suppressed as part of the project.

Planting trees and shrubs in the riparian zones of Derby Creek and the Sammamish River would provide long-term benefits such as water temperature maintenance, bank stabilization, input of organic matter, and provision of woody debris, as well as enhancing habitat for wildlife. Planting plans are included in the 90 percent design drawings for this project available on the Parks website at <http://www.kingcounty.gov/parks/publicnotices>.



A restoration monitoring plan would be developed for the project. The plan would specify performance standards, monitoring methods, and contingency measures.

**e. List all noxious weeds and invasive species known to be on or near the site.**

The dominant plant species throughout most of the project site is reed canarygrass. Other invasive species observed during site visits include tansy ragwort and Himalayan blackberry.

According to the King County iMap program, Brazilian elodea, garden loosestrife, purple loosestrife, and sulfur cinquefoil, all of which are Class B designated weed species, have been documented within 500 feet of the project area.

**5. Animals**

**a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.**

Examples include:

birds: , , , , other:

mammals: , bear, elk, , other:

fish: , , , herring, shellfish, other \_\_\_\_\_

Wildlife species typically present in semi-rural settings similar to the project area are adapted to a wide variety of conditions. Characteristic species include European starlings, American crows, dark-eyed juncos, spotted towhees, house finches, house sparrows, black-capped chickadees, Virginia opossums, raccoons, deer mice, and Norway rats.

Cutthroat trout are known to use Derby Creek. Fish in the Sammamish River have access to Derby Creek only during high flood flows through the 36-inch diameter corrugated metal pipe located at the outfall to the Sammamish River. During normal flow conditions, this culvert is typically about 6 feet above the water level of the Sammamish River.

Derby Creek is considered to be an important source of cool water for the Sammamish River system; the stream also could provide suitable habitat for salmonids if access is provided. Replacement of the perched culvert at the discharge point of Derby Creek with an open stream channel would provide such access.

The Derby Creek Enhancement Project has been identified as a high-priority restoration action in the Lake Washington/Cedar/Sammamish watershed for more than a decade. The project is listed in the October 2017 10-year update of the *Water Resource Inventory Area (WRIA) 8 Chinook Salmon Conservation Plan*, which notes that the project would implement recovery strategies related to thermal stress, riparian vegetation, and passage barriers. The project is also listed in the current Four-Year Work Plan, which identifies the highest-priority, most ready-to-implement projects. The project would remove or reduce impediments to fish migration and would improve fish habitat.

The Sammamish River provides little rearing habitat and probably no spawning habitat for salmonids but serves as an important migratory corridor for fish that spawn in its tributaries. Salmonid species known or expected to be present in the river at least seasonally include Chinook salmon, coho salmon, and sockeye salmon, as well as kokanee, steelhead, and cutthroat trout. Other native species likely to be present include longfin smelt, northern pikeminnow, peamouth chub, three-spine stickleback, largescale sucker, longnose dace, brook lamprey, and several



species of sculpin. Non-native species likely to be present include yellow perch, smallmouth bass, largemouth bass, brown bullhead, warmouth, pumpkinseed sunfish, tench, and carp.

No prohibited, regulated, or invasive species (per WAC 220-12-090) are known to be present in the project area.

**b. List any threatened and endangered species known to be on or near the site.**

Chinook salmon and steelhead trout, both listed as threatened under the Endangered Species Act (ESA), are known to be present in the Sammamish River. Bull trout, also ESA-listed as threatened, have not been documented in the river but could stray into the project area.

According to the WDFW Priority Habitats and Species program, no species on the State list of threatened or endangered species have been observed within 5 miles of the project area.

**c. Is the site part of a migration route? If so, explain.**

Salmonids, including Chinook salmon, coho salmon, sockeye salmon, kokanee, steelhead, and cutthroat trout, migrate through the Sammamish River on their way to or from suitable spawning and rearing habitat in tributaries upstream.

**d. Proposed measures to preserve or enhance wildlife, if any:**

Several of the conservation measures specified by NMFS and USFWS are directed at preserving and enhancing fish and wildlife species and habitat. Applicable measures would be implemented during project construction and operation.

**e. List any invasive animal species known to be on or near the site.**

No animal species on the Washington Invasive Species Council's priority list of invasive species are known to occur in the project area. Several species of animals on the priority list, including bullfrog, exotic leaf rollers, invasive crayfish, and nutria, are common and endemic within the greater Lake Washington drainage basin and may be present.

## **6. Energy and Natural Resources**

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

The completed project would not have any energy needs.

**b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

Trees planted along the Derby Creek channel would not be tall enough to affect the potential use of solar energy by adjacent properties.

**c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

No energy conservation features are associated with this project.



## 7. Environmental Health

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

No.

**1) Describe any known or possible contamination at the site from present or past uses.**

The project site is in a semi-rural area with no known sources of toxic chemicals.

**2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Based on a review of data from the National Pipeline Mapping System and the Washington Utilities and Transportation Commission Pipeline Safety Program, no gas transmission pipelines, hazardous liquid pipelines, liquefied natural gas plants, or breakout tanks under the jurisdiction of the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration are present within 660 feet of the project area.

**3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Fuel or hydraulic fluid from construction equipment may be stored or used in the project area during construction. The risk of spills or exposure to these substances would be avoided or minimized through the implementation of the measures identified in Section 3.d, above.

**4) Describe special emergency services that might be required.**

No special emergency services would be required.

**5) Proposed measures to reduce or control environmental health hazards, if any:**

None proposed.

### **b. Noise**

**1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Mowers and blowers for maintaining seeded grass areas, snow removal equipment seasonally in paved areas, vector waste trucks for removal of sediment from catch basins, tractor and trailer units with vacuum and grooming attachments for maintaining synthetic surfaces on sport fields.

**2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Due to the nature of the project elements, the project would not result in any long-term increases in local noise levels. Temporary, short-duration increases would occur while construction equipment is in use on site. Construction noise would generally occur between the hours of 7 a.m. and 5 p.m. on weekdays. The maximum construction-related noise levels would be generated by bulldozers, earth tampers, cranes, grade-alls, front-end loaders, backhoes, and jackhammers (or other hand-held equipment for driving pin piles). No impact pile driving is proposed for the project.



The nearest receiving properties are residential properties approximately 800 feet east of the project area (across 148th Avenue NE) and the Willows Lodge hotel complex approximately 500 feet south (across the Sammamish River). At those distances, maximum noise levels associated with construction activities would be approximately 65 to 70 dBA. Noise levels would be lower at properties that are farther away and/or screened by intervening vegetation or buildings.

**3) Proposed measures to reduce or control noise impacts, if any:**

Construction activities would conform to King County's Noise Ordinance for both time of day and maximum noise limits.

**8. Land and Shoreline Use**

**a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The subject property is a park that includes several baseball fields, parking, restroom facilities, and maintenance buildings. The Sammamish River Trail, a regional trail popular with bicyclists, joggers, skaters, walkers, equestrian users, and others, runs along the western boundary of the parcel.

Neighboring properties include the Tolt Pipeline regional trail and agricultural areas to the north, residential and commercial properties to the east, vacant lands and apartment houses across NE 145th Street to the south, and hospitality services (Willows Lodge and associated businesses) across the Sammamish River to the west.

Land uses in the project area would not change as a result of this project.

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No existing agricultural or forest lands would be converted to other uses by the proposal. The existing baseball fields were converted from agricultural uses more than 40 years ago.

**1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

Not applicable.

**c. Describe any structures on the site.**

Existing maintenance structure (25' x 25' pad size) and restroom facilities, fences greater than 8 feet tall, and signs and backstops at seven baseball fields.

**d. Will any structures be demolished? If so, what?**

The existing culverts under the Northshore Athletic Fields walking path and the Sammamish River Trail would be demolished and replaced with larger crossing structures.

**e. What is the current zoning classification of the site?**

A-10: Agricultural, one dwelling unit per 10 acres.



**f. What is the current comprehensive plan designation of the site?**

The project area is in an area designated as an Agricultural Production District in the 2012 King County Comprehensive Plan.

**g. If applicable, what is the current shoreline master program designation of the site?**

East of the Sammamish River Trail, areas within 200 feet of the Sammamish River, as well as areas within the 100-year floodplain, fall within the shoreline jurisdiction of King County and have a shoreline management designation of Conservancy.

West of the Sammamish River Trail, the City of Woodinville's Shoreline Master Program assigns a designation of Aquatic Environment to areas waterward of the OHWM of the Sammamish River, and a designation of Conservancy Environment to areas landward of the OHWM.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

The following King County critical areas, as defined in KCC 21A.06.254, have been mapped in the project area:

- Aquatic areas (Derby Creek, a Type F stream).
- Category II critical aquifer recharge area, based on high susceptibility to groundwater contamination.
- Flood hazard area (the 100-year floodplain of the Sammamish River)
- Seismic hazard area.
- Wetlands (Category II wetlands in the project area).

As a Type S stream, the Sammamish River is designated as a fish and wildlife habitat conservation area under Section 21.24.400 of the Woodinville Municipal Code.

**i. Approximately how many people would reside or work in the completed project?**

None.

**j. Approximately how many people would the completed project displace?**

None.

**k. Proposed measures to avoid or reduce displacement impacts, if any:**

Not applicable.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The project would be reviewed for land use consistency by King County.

**m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

Not applicable.



## **9. Housing**

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None.

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

**c. Proposed measures to reduce or control housing impacts, if any:**

Not applicable.

## **10. Aesthetics**

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The only structures proposed are the trail and walkway crossing structures for Derby Creek and the structural earth retaining wall along the Sammamish River side of the trail to accommodate the trail re-alignment. To comply with safety requirements, 2.5-inch-diameter metal railings would be installed along the top of retaining wall and on the tops of culverts and wingwalls at the Sammamish River Trail and the Northshore Athletic Fields access walkway. The railings would be approximately 4 feet tall, supported on 2.5-inch posts approximately every 7 feet, with 1-inch balusters approximately every 8 inches.

**b. What views in the immediate vicinity would be altered or obstructed?**

No views would be altered or obstructed.

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

Not applicable.

## **11. Light and Glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

No lighting is proposed.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable.

**c. What existing off-site sources of light or glare may affect your proposal?**

None.

**d. Proposed measures to reduce or control light and glare impacts, if any:**

Not applicable.



## 12. Recreation

### a. What designated and informal recreational opportunities are in the immediate vicinity?

The project site falls within a park facility with seven sports fields and open play areas. Nearby recreation facilities are located within Woodinville city limits north of the site and in Redmond and Kirkland to the south. The Sammamish River Trail that connects to the Burke Gilman Trail is located on the western edge of the site. Also nearby are recreation opportunities at Woodinville Parks and Northshore School District sites.

### b. Would the proposed project displace any existing recreational uses? If so, describe.

The Sammamish River Trail between the NE 145th Street underpass and Derby Creek would be closed for approximately 12 weeks to provide access for construction equipment and personnel. During the closure, trail users would be directed to follow a detour along the Northshore Athletic Fields pedestrian walkway and through the parking lot, rejoining the trail north of the NE 145th Street underpass. Approximately 650 feet of temporary paved trail would be built east of the existing trail (away from the river) to allow users of the Sammamish River Trail to pass around the project area during construction. Roughly 350 feet of the detour route would follow the course of the existing unpaved access walkway between Ball Field 2 and Ball Field 1; the remaining 300 feet would be new construction. The pavement would be removed upon project completion.

The western portion of the Northshore Athletic Fields parking lot would be occupied by construction equipment and materials for a period of approximately 5 months.

Project construction would be scheduled to avoid the period of peak use at the Northshore Athletic Fields complex (March through mid-July) to the maximum extent practicable. The timing of in-water work windows may necessitate some work along Derby Creek during the months of June and July.

During work near and below the OHWM of the Sammamish River, the segment of the river in the project area may have to be closed to recreational boaters and other river users.

There would be no permanent impacts to any recreational uses as a result of the project.

### c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

During work near and below the OHWM of the Sammamish River, recreational boaters and other river users would be notified of potential hazards, safety restrictions, or exclusion areas associated with construction activities per US Coast Guard requirements.

## 13. Historic and Cultural Preservation

### a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The following cultural resources have been recorded within 1 mile of the project site:

- Hollywood Farm (45-KI-213), historic farm complex listed on the National Register of Historic Places (NRHP)
- Hollywood School (45-KI-221), historic school listed on the NRHP
- Troubadour Farm (45-KI-801), historic barn listed on the Washington Historic Register



**b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Evidence of Indian use or occupation has been documented approximately 0.25 mile south of the project area. The site is described in the Cultural Resources Report for the Derby Creek Enhancement Project, prepared by Environmental Science Associates in July 2015.

**c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Environmental Science Associates conducted a cultural resources survey for the Derby Creek Enhancement Project, including a literature review and field surveys.

The area covered in the literature review extended 1 mile in every direction from the project footprint. Information reviewed included previous archaeological survey reports, ethnographic studies, historic maps, government landowner records, aerial photographs, regional histories, geological maps, soils surveys, and environmental reports. These records were reviewed in order to determine the presence of any potentially significant cultural resources, including Traditional Cultural Properties within the project area. Relevant documents were examined at the Washington State Department of Archaeology and Historic Preservation (DAHP), the University of Washington libraries, and on line. Environmental Science Associates also conducted a records search of DAHP's online Washington Information System for Architectural and Archaeological Records Data (WISAARD) on October 29, 2014.

Cultural resources technical staff at the Snoqualmie Tribe and Tulalip Tribes were contacted via letter to solicit any tribal knowledge about the project area. To date, no responses to information solicitations have been received. Nine shovel probes were excavated along the project area and three geotechnical borings were monitored. A representative of the Snoqualmie Tribe was present during fieldwork.

The boreholes and shovel probes, in concert with historic conditions data, demonstrate that the project area has been significantly altered over the past 30 years. Substantial filling occurred during creation of the Sammamish River Trail and Sammamish River berm, and grading and cutting have taken place along the channel of Derby Creek.

**d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Environmental Science Associates recommends that a professional archaeologist monitor ground-disturbing construction activities associated with the Derby Creek Enhancement Project that take place on or near the Sammamish River berm and the culvert under the Northshore Athletic Fields walking path. This recommendation is based on the possibility of finding intact buried surfaces in those areas. No monitoring is recommended for construction activities conducted along the Derby Creek channel. Environmental Science Associates also recommends the preparation of an Archaeological Resources Monitoring Plan and Inadvertent Discovery Plan that would establish procedures and protocols to be followed during construction and in the event that cultural resources are discovered.



## 14. Transportation

**a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

State Route 202 (NE 145th Street) runs along the southern boundary of the park property, and 148th Avenue NE runs along the eastern boundary.

Construction equipment and personnel would gain access to the project site via the Northshore Athletic Fields parking lot and the Sammamish River Trail. The Northshore Athletic Fields parking lot is northwest of the intersection of NE 145th Street and 148th Avenue NE.

**b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

There is no scheduled transit service within 1 mile of the Northshore Athletic Fields. The nearest transit stop is at NE 143rd Street and 131st Avenue NE, approximately 1.4 miles west of the park.

**c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

No parking spaces would be added or eliminated.

**d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The Sammamish River Trail is a physical constraint that would have to be moved to accommodate the steeper slope downstream of the sanitary sewer main. The trail is a King County Regional Trail, and consists of paved trail and separated equestrian trail. The paved trail section includes 12 feet of paved trail, 2 feet of gravel shoulder on both sides, and a 1-foot minimum clear zone outside of the gravel shoulders. The equestrian trail is a 4-foot-wide dirt path that is adjacent to the eastern edge of the trail in some places and far as 35 feet east of the trail edge in others.

The proposed stream design would require realignment of approximately 300 feet of the trail to the east to accommodate the fish-passable box culvert crossing of the stream beneath the trail. The new culvert would cross the trail perpendicularly and would use the same culvert inlet location as the existing 36-inch culvert. The trail relocation would be designed to King County Regional Trail standards but would not include the equestrian trail for approximately 100 feet, at the culvert crossing where there is not room to accommodate an adjacent equestrian trail. Additionally, the proposed design requires a retaining wall along the realigned portion of the Sammamish River trail to facilitate stream grading.

**e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The Sammamish River is used for recreational boating. There is a landing for canoes and kayaks at the Redhook Brewery across from the project site.

The project would not result in permanent changes to water transportation uses. No active rail or air transportation facilities are present in the project area.

**f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be**



**trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The completed project would not generate any vehicular trips.

**g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

**h. Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

## **15. Public Services**

**a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No.

**b. Proposed measures to reduce or control direct impacts on public services, if any.**

Not applicable.

## **16. Utilities**

**a. Circle utilities currently available at the site:**

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

The only utility present in the project corridor is a 42-inch reinforced concrete sanitary sewer gravity main (Sammamish Valley Interceptor Sewer Main) owned by the King County Wastewater Treatment Division.

Other utilities available at Northshore Athletic Fields include electrical service provided by Puget Sound Energy and a water line served by the Woodinville Water District.

**b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

A 42-inch sanitary sewer gravity main, the Sammamish Valley Interceptor, is located beneath the eastern shoulder of the Sammamish River Trail. To avoid the need for relocating the utility, the reconstructed stream profile would cross above the sewer main.



### C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

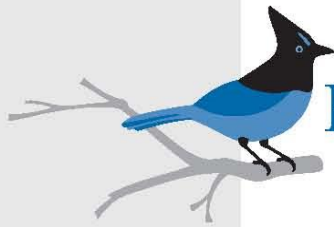
Signature: Lindsey Miller

Name of Signee: Lindsey Miller, Capital Project Manager .....

Agency/Organization: King County Department of Parks and Natural Resources .....

Date Submitted: 5/4/2018





Eastside Audubon  
your connection to nature

birding  
conservation  
education

December 3, 2018

King County Executive Council  
401 Fifth Avenue  
Suite 800  
Seattle, WA 98104

Re: King County Ordinance #2018-0241

Ladies and Gentlemen:

Because of the impact to wildlife habitat, Eastside Audubon (EAS) strongly opposes policy changes that will allow urban-like activities including - wine tasting events - in the rural areas. EAS supports current regulations that allow wine tasting as an ancillary activity to wine production. But wine tasting as a stand-alone activity - along with other large receptions - have no connection to agricultural activities, are urban in nature and should not be allowed in the rural areas.

EAS has historically supported urban development and urban activities inside the Urban Growth Area, and have long supported the protection of rural lands and resource lands that have been protected farmlands. Rural lands have become refuge for birds and wildlife. I point to the results of our field survey done in the Woodinville area of the Sammamish River Valley from December 2016 to November 2017 in which 100 bird species were observed (see attached summary).

Wine tasting and large receptions can take place in any urban setting where infrastructure already exists. These types of activities have no connection to rural or agricultural lands. These activities impact the rural areas with concentrations of people, cars and traffic and are best suited elsewhere. Please vote to keep and enforce existing regulations.

Sincerely,

Tim McGruder  
Conservation Chair

308 Fourth Avenue S.  
Kirkland, WA 98033  
P.O. Box 3115  
Kirkland, WA 98083-3115  
phone 425.576.8805  
fax 425.822.8580  
eastsideaudubon.org



**From:** [Barbara Lau](#)  
**To:** [kcexec@kingcounty.gov](mailto: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](#)  
**Subject:** King County Ordinance #2018-0241  
**Date:** Sunday, September 29, 2019 9:28:42 PM  
**Attachments:** [KC Beveridge Letter.pdf](#)  
[Woodinville Summary Report 05-09-2018.docx](#)

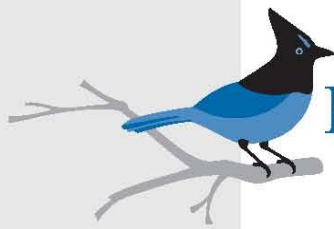
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See attached documents Re: King County Ordinance #2018-0241

Thank you,  
Tim

Tim McGruder  
Conservation Chair,  
Eastside Audubon Society  
cell 425-457-0465





Eastside Audubon  
your connection to nature

birding  
conservation  
education

December 3, 2018

King County Executive Council  
401 Fifth Avenue  
Suite 800  
Seattle, WA 98104

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Kirkland, WA 98033  
P.O. Box 3115  
Kirkland, WA 98083-3115  
phone 425.576.8805  
fax 425.822.8580  
eastsideaudubon.org





PO Box 3115  
Kirkland, WA 98003

May 9, 2018

## Brief Summary of Woodinville 3-Area Bird Survey for period December 2016-November 2017

Including the Tolt Pipeline Trail, Gold Creek County Park, and 21 Acres Farm

Volunteer observers from Eastside Audubon Society conducted a survey of three sites in the Woodinville area: The Tolt Pipeline Trail from 148<sup>th</sup> Ave NE to the Sammamish River Trail, Gold Creek County Park, and 21 Acres Farm. The surveys were conducted once a month for 12 months and data was collected on checklists for eBird, a program of the Cornell Lab of Ornithology. This report is a brief summary of the findings of the survey.

### Summary of Results from EAS Woodinville Area Survey

The survey team found a total of 100 species of birds in the three areas. There was some overlap in the species seen with varying numbers of species being unique to each of the three areas (See Table 1).

- The Tolt Pipeline Trail: 83 species of birds were seen. This was the area with the largest number of bird species observed and the greatest variety of bird habitats.
- Gold Creek County Park: 41 species of birds were seen in forest habitat.
- 21 Acres farm: 54 species were seen in suburban-type habitat.

### Breeding Birds

Breeding birds included both residents which were seen monthly or in nearly every month, and migrating birds, which were seen during the summer months. Birds with positive evidence of breeding include 44 species of birds which are resident or migratory in the survey areas.

### Migratory Birds

Migratory birds seek food and water during migration and will find lakes, ponds, flooded fields, and follow rivers to stay close to water sources. They will also forage in trees, shrubs, grasses, and farm fields. A total of 42 species of migratory birds were found in the survey areas. Positive evidence of breeding was found for 19 migratory birds.

### Habitat-Specific Birds

Many of the birds observed during the survey are typical of the distribution of birds found in the Sammamish Valley area. However, each of the three sites has some unique habitat features, and



because of this, they attracted some bird species unique to each site. The three sites were chosen for the survey with this variety in mind.

The Tolt Pipeline-Sammamish River Trail area is unique among the three survey sites in having open farmland and grassy fields, some of which were flooded in winter, in combination with riparian habitat along the Sammamish River. This array of habitats created good conditions for 27 species of birds not seen in the other two areas. Wintering waterfowl included Cackling Goose, Canada Goose, Northern Shoveler, Gadwall, American Wigeon, Green-winged Teal, Ring-necked Duck, Bufflehead, and Common Goldeneye. In the shrubby areas Lincoln's Sparrow, Bullock's Oriole, and Brewer's Blackbird were found. The open fields provided good sightlines for raptors including and Northern Harrier and Osprey, which were unique to the Tolt Pipeline Trail. Bald Eagle, Red-tailed Hawk, and Cooper's Hawk were seen at Tolt Pipeline and at other sites. The wet areas also supported Killdeer and Marsh Wrens in summer, and Wilson's Snipe, Greater Yellowlegs, Virginia Rail, and Green Heron were seen in fall migration in October. Three species of gull were seen in the fields: Mew Gull, California Gull, and Glaucous-winged Gull. Cliff Swallow and Black Swift were seen in July and August respectively.

Gold Creek County Park is characterized by a woodland forest habitat of Douglas fir, western red cedar, and big leaf maple trees and provides good habitat for forest birds such as Band-tailed Pigeons seen in March and May. A Barred Owl was seen in Gold Creek Park in November just at the beginning of their breeding season. Hermit Thrush was seen in October during fall migration, and Varied Thrush, which winters in lowland forests, was seen in December, January, and March.

The 21 Acres site is the most urban of the three and had few unique sightings. However, the hawthorn and other flowering trees in the orchard area of the farm attracted a number of songbirds, including warblers during spring migration and two species of warbler, Orange-crowned Warbler and Yellow Warbler, were seen only at 21 Acres. Although a number of sparrows were seen at all three sites, the grassy areas on the periphery of the farm were very productive for White-crowned Sparrows and Golden-crowned Sparrows seen in spring and fall; Savannah Sparrows and a Fox Sparrow seen in winter; and Song Sparrows, Dark-eyed Juncos, and Spotted Towhees were resident through the year.

**Table 1: EAS Woodinville Survey Summary Statistics**

Survey Area	Total Bird Species Seen	Unique Bird Species	Breeding Birds
Tolt Pipeline Trail	83	27	39
Gold Creek County Park	41	6	28
21 Acres	54	2	31



## Auzins, Erin

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**From:** Vera Bremner <vsbremner@gmail.com>  
**Sent:** Sunday, September 29, 2019 10:00 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Vera Bremner  
16309 198th Ave NE  
Woodinville, WA 98077



## Auzins, Erin

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**From:** Stephanie Lecovin <stephlecovin@outlook.com>  
**Sent:** Sunday, September 29, 2019 11:36 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

With our current national government dedicated to dismantling environmental regulations in favor of profit, the time is more important than ever to protect our open spaces and farmland, while reducing our impact on climate change, at a local level.

I am writing to ask that you please support FoSV's position to protect the Valley and the rural areas of King County from urban commercialization on protected rural and agricultural land. While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Stephanie Lecovin  
11419 NE 100TH ST  
KIRKLAND, WA 98033



## Auzins, Erin

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**From:** Alison Christensen <alisonchris24@gmail.com>  
**Sent:** Sunday, September 29, 2019 11:43 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

We need to protect our local farmlands from development and pollution! Thanks for listening and considering this action. I appreciate your public service and commitment to our community!

Sincerely,  
Alison Christensen  
13944 127th Place NE  
Kirkland, WA 98034



## Auzins, Erin

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**From:** Joachim Veith <joachim@veith-team.net>  
**Sent:** Sunday, September 29, 2019 11:46 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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This would also contribute to more sprawl, contributing to climate change and a higher propensity of wild fires.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Joachim Veith  
12956 64th Ave NE  
Kirkland, WA 98034



## Auzins, Erin

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**From:** Andy Lau <Andy.Lau2196@gmail.com>  
**Sent:** Monday, September 30, 2019 1:00 AM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

Dear Council members,

As a young voter, I am AMAZED you are NOT thinking about MY GENERATION'S FUTURE.

With Climate Change threatening our lives, WHAT are WE going to eat? In 30 years I will be 50 years old. WHAT will BE LEFT?

The Sammamish Valley needs to be preserved for growing precious and wholesome food! The Midwest, CA, and Florida are already suffering the impacts of climate change. They will no longer be fertile enough to feed the climate refugees. WE NEED to PRESERVE our Farms. NOT ALLOW THE ALCOHOL INDUSTRY TO DESTROY IT!

While the Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. PLEASE:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow.

There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

THANKS,

Andy

Sincerely,  
Andy Lau  
12941 169th Ave NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Catherine Forsyth <cateforsyth@outlook.com>  
**Sent:** Monday, September 30, 2019 1:05 AM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Catherine Forsyth  
10134 NE 135th Ln  
Kirkland, WA 98034



## Auzins, Erin

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**From:** Deborah Stewart <dstewart98109@icloud.com>  
**Sent:** Monday, September 30, 2019 1:17 AM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

I think it is very important to protect the APD farmland, which is precious and once encroached upon will never be recovered. The valley gives us produce, recreation, green space for trees and habitat for wildlife. We need to keep it green.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Deborah Stewart  
7501 GREENWOOD AVE N, Unit 301  
SEATTLE, WA 98103



## Auzins, Erin

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**From:** Carolyn Treadway <cwt2014@planetcare.us>  
**Sent:** Monday, September 30, 2019 1:20 AM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Carolyn Treadway  
1951 Circle Ln SE  
Lacey, WA 98503



## Auzins, Erin

---

**From:** Communications, Comments  
**Sent:** Monday, September 30, 2019 10:15 AM  
**To:** Auzins, Erin  
**Subject:** FW: Matthews Winery

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

From: Rachel Colombo <rrachel.colombo@gmail.com>  
Sent: Saturday, September 28, 2019 9:40 AM  
To: Communications, Comments <council@kingcounty.gov>  
Subject: Matthews Winery

As residents of Woodinville (Hollywood Hill) we love having Matthews Winery as a business in our community. They have beautified the area/land, their business has created so many wonderful family events in the community, we receive donated items for our children's school auction, and they are also one of the only tasting rooms open past 5pm. Matthews Winery has become a well known name and gathering place in our community. We support Matthews Winery staying in their current location and would appreciate our feedback taken into account as tax paying citizens into this decision process on zoning and land.

Rachel Colombo  
14905 Ne 167th St, Woodinville WA



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Monday, September 30, 2019 12:18 PM  
**To:** Auzins, Erin  
**Subject:** FW: Wine ordinance

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

From: Camille Borst <camillemb321@icloud.com>  
Sent: Monday, September 30, 2019 12:09 PM  
To: Communications, Comments <council@kingcounty.gov>  
Subject: Wine ordinance

I think it's a very telling sign how bad Vashon is pushing to not be included in this new plan.

I highly suggest making sure Vashon doesn't get any privileges. Vashon is completely turning into a huge bar. We already lost strawberries festival to beer gardens and wine tasting.

Keep Vashon a community

Stop allowing rich people to come and have business that are under radar.

We need more laws keeping wine outta reach of everyone. It's dangerous and it's not helping vashon

It's making rich people richer and killing the safety and beauty of a beautiful island.

They can afford to have to abide by rules. We need safety here also.

**BUSINESS ACTION ALERT: VASHON'S WINERIES, CIDERIES, AND BREWERIES IN DANGER!**

Dear Chamber Member,

I am writing to you to ask for your help to save a vital segment of our island businesses. As a business community, we need to stand up for each other. I am asking you to take action today.

On Monday, September 16th, King County Council will vote on an ordinance that would force some of Vashon's wineries, breweries and cideries to shut down. The ordinance would impose conditions that some could not meet and keep their doors open. I am writing this to you to ask for you to take specific action today to support small businesses by calling and emailing support for an amendment to the legislation by Joe McDermott, which will save our fellow businesses.

King County Is Using a Bulldozer to Weed the Garden

The ordinance has been aimed at solving some acknowledged serious problems with traffic at the dozens of adult beverage tasting rooms in Sammamish. A consultant who helped draft the ordinance never came to Vashon, never conducted an economic impact study of the damage this ordinance could do to our Island businesses. A countywide



ordinance to solve one community's problem is like using a bulldozer to weed your garden. This is legislation without representation.

### Every Vashon Business Has a Stake in This

We've all enjoyed the benefits of Island visitors who come to make the rounds of our wonderful wine, beer and cider producers. They come to taste and they stay to shop, have a meal and take in some music or art. That's what's at stake -- not only our local small beverage businesses but our local restaurants, shops, galleries and all the other places where visitors enjoy our community. Plus there's all the support our beverage producers give to our Island non-profits. There's never a gallery opening without a glass of something local.

### Take Action Now!

#### Action

Please call and write King County Council members and let them know that we need Councilmember McDermott's amendment to be included in Ordinance #2018-0241.2.

We've made it easy for you to fit this into your busy day. Below we have provided:

A sample email with talking points for use on the phone in an email.

Phone numbers for the King County Council members who will be voting on Monday.

Emails of Council members.

### Here's Your Action Alert Toolkit!

Please join us by phoning or emailing your support Councilmember McDermott's proposed amendment to the legislation.

You can use the following talking points when you call or email.

Hello, my name is \_\_\_\_ and I am a member of the community on Vashon Island. I am calling/emailing to voice support for the amendment that Councilmember McDermott has proposed to the winery, brewery, and distillery Ordinance #2018-0241.2 that you will be considering this coming Monday, September 16th.

The wineries and breweries on Vashon Island are integral to the community on the island and contribute to the economy in ways that go far beyond purchases of beverages. Tasting room visitors and wine club members that visit Vashon enjoy our small tasting venues and then head into town and spend their money in the shops and restaurants on Vashon before returning home.

The wineries, cideries, and breweries on Vashon Island have never had the kind of traffic and parking complaints you have heard from the community in Sammamish Valley. Unfortunately, the consultant who helped draft the proposed legislation never visited Vashon and didn't understand that.



The wineries and cideries in our island community support King County's agricultural heritage by growing grapes, apples and pears in their own vineyards and orchards.

Our Vashon economy teeters on a knife-edge. This legislation, if not amended, will damage our community. King County needs to find ways to support small businesses on Vashon Island, not enact legislation that would force them to shut down.

Please vote to include the amendment drafted by Councilmember McDermott that will protect current businesses but ensure that future beverage makers will be included in the new regulations.

Call and/or email these King County Council members:

Rod Dembowski, Council Chair, District 1, 206-477-1001, [rod.dembowski@kingcounty.gov](mailto:rod.dembowski@kingcounty.gov)

Larry Gossett, District 2, 206-477-1002, [larry.gossett@kingcounty.gov](mailto:larry.gossett@kingcounty.gov)

Kathy Lambert, District 3, 206-477-1003, [kathy.lambert@kingcounty.gov](mailto:kathy.lambert@kingcounty.gov)

Jeanne Kohl-Welles, District 4, 206-477-1004, [jeanne.kohl-welles@kingcounty.gov](mailto:jeanne.kohl-welles@kingcounty.gov)

Dave Upthegrove, District 5, 206-477-1005, [dave.upthegrove@kingcounty.gov](mailto:dave.upthegrove@kingcounty.gov)

Claudia Balducci, Council Vice Chair, District 6, 206-477-1006, [claudia.balducci@kingcounty.gov](mailto:claudia.balducci@kingcounty.gov)

Pete von Reichbauer, District 7, 206-477-1007, [pete.vonreichbauer@kingcounty.gov](mailto:pete.vonreichbauer@kingcounty.gov)

Reagan Dunn, Council Vice Chair, District 9, 206-477-1009, [reagan.dunn@kingcounty.gov](mailto:reagan.dunn@kingcounty.gov)

Please cc Joe McDermott on emails sent to the other council members so that their office can also track comments. And thank Joe McDermott for his support of the Vashon community.



Joe McDermott, District 8, 206-477-1008, [joe.mcdermott@kingcounty.gov](mailto:joe.mcdermott@kingcounty.gov)

Thank you for taking the time to reach out to our legislators and help us save small businesses on Vashon,

Jim Marsh

Vashon-Maury Island Chamber of Commerce



## Auzins, Erin

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**From:** Noa Kay <noaakay@gmail.com>  
**Sent:** Monday, September 30, 2019 12:25 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

Hello.

I am a farmer who leases land from Viva Farms in Woodinville. My vegetable farm, Songbird Haven Farm, cannot thrive without appropriate land use and environmental protections.

I appreciate the work the council has done to review the Adult Beverage Ordinance. I think that the version that Councilmember Balducci proposed is improved but still has two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Noa Kay



461 N 45th St, Unit 6  
461, WA 98103



## Auzins, Erin

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**From:** Isaac Reuben <isaac@reuben.com>  
**Sent:** Monday, September 30, 2019 1:58 PM  
**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  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Hello,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Cheers,

- Isaac



## Auzins, Erin

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**From:** Nick Daffern <daffern1@aol.com>  
**Sent:** Monday, September 30, 2019 3:18 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Nick Daffern  
16433 154th Ave NE  
Woodinville, WA 98072



## Auzins, Erin

---

**From:** Cleo Faraone <cleofaraone@comcast.net>  
**Sent:** Monday, September 30, 2019 4:26 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts. In this time of climate crisis, it seems more important than ever to protect the farmland and rural areas, including buffer areas, that we have, not to expand businesses into them.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Cleo Faraone  
521 NE 88th St  
Seattle, WA 98115



## Auzins, Erin

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**From:** Suzanne Kingsley <suzkingsley@gmail.com>  
**Sent:** Monday, September 30, 2019 4:27 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Suzanne Kingsley  
16934 NE 131st Pl  
Redmond, WA 98052



## Auzins, Erin

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**From:** Kimberly Eckhoff <ksg@uw.edu>  
**Sent:** Monday, September 30, 2019 4:48 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

Dear Council Members,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Thank you for hearing my voice,

Dr. Kimberly Eckhoff

Sincerely,  
Kimberly Eckhoff  
14432 168th Ave NE  
Woodinville, WA 98072



## Auzins, Erin

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**From:** justas vilgalys <justasvilgalys@hotmail.com>  
**Sent:** Monday, September 30, 2019 4:54 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
justas vilgalys  
18320 NE 204 ct  
Woodinville, WA 98077



## Auzins, Erin

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**From:** Melanie Wright <melaniegilroy@me.com>  
**Sent:** Monday, September 30, 2019 4:56 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Melanie Wright  
14261 157th Pl NE  
Woodinville, WA 98072



## Auzins, Erin

---

**From:** Gary Skelton <gary.skelton@gmail.com>  
**Sent:** Monday, September 30, 2019 4:59 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Gary Skelton  
14131 174 PL ne  
Redmond, WA 98052



## Auzins, Erin

---

**From:** Sandy Kallio <skallio@microsoft.com>  
**Sent:** Monday, September 30, 2019 6:38 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Sincerely,  
Sandy Kallio  
15913 ne 139th place  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Monday, September 30, 2019 7:36 PM  
**To:** Auzins, Erin  
**Subject:** Form submission from: <https://kingcounty.gov/council/issues/winery-code.aspx>

Submitted from: <https://kingcounty.gov/council/issues/winery-code.aspx>  
Submitted at 7:35:37 PM, on Monday, September 30, 2019

Winery\_Code:

FromUser: Mark Vossler

EMail: vosslerm1@mac.com

addr1: 12945 64th Ave NE

city: Kirkland

state: WA

zip: 98034

MessageText: I'm opposed to what essentially amounts to large retail ventures in current agricultural land. I am not opposed to tasting rooms, selling wine, or event venues in general. I feel that these things should be built inside a reasonable urban growth boundary. Sprawling our urban and suburban environment into currently rural areas without thoughtful planning just increases traffic, air pollution and climate change. I'm the exact opposite of a NIMBY here. Build this stuff in my back yard, in Kirkland, Redmond, and Woodinville, inside the city boundaries. Leave the agricultural land for agriculture.

---

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_13\_6) AppleWebKit/605.1.15 (KHTML, like Gecko)  
Version/13.0.1 Safari/605.1.15



## Auzins, Erin

---

**From:** Ruth Kading <ruthkading@yahoo.com>  
**Sent:** Monday, September 30, 2019 8:25 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

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- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Ruth Kading  
19348 Hollyhills Dr NE  
Bothell, WA 98011



## Auzins, Erin

---

**From:** Nicole Candiano <ncan75@msn.com>  
**Sent:** Monday, September 30, 2019 8:35 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Sincerely,  
Nicole Candiano  
16422 NE 148th Place  
Woodinville, WA 98072



## Auzins, Erin

---

**From:** Jackie Thompson <jwthomps47@hotmail.com>  
**Sent:** Monday, September 30, 2019 9:33 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance improves prior versions, there are still significant perhaps unintended consequences from permanently allowing adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas..

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

In all the proposals, I do not see any solution to the monumental amount of sewage created by drinking establishments. Neither is there any mention of accommodating the additional traffic on the 2-lane road between Woodinville and Redmond.

Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The Growth Management Act was passed to preserve public contact with the rural/outdoor environment. There is much research showing that open space is therapy for people with behavioral/emotional issues. If we give up this resource, we will never get it back!

The Council seems to be supporting the narrow interests of a handful of code violators and land speculators over the will of the people. Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area?

Please keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Jackie Thompson  
9050 Avondale Rd NE  
Redmond, WA 98052



## Auzins, Erin

---

**From:** Stephen Thompson <hansolie@hotmail.com>  
**Sent:** Monday, September 30, 2019 9:41 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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The County did not enforce existing rules in the past so changing the rules now to allow those transgressions is not the right thing to do.

Sincerely,  
Stephen Thompson  
9050 Avondale Rd NE  
Redmond, WA 98052



**Auzins, Erin**

---

**From:** Communications, Comments  
**Sent:** Tuesday, October 1, 2019 8:56 AM  
**To:** Auzins, Erin  
**Subject:** FW: Beverage ordinance

**From:** Bob Yoder <redmondblog@gmail.com>  
**Sent:** Tuesday, October 1, 2019 8:49 AM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Subject:** Beverage ordinance

Dear Council -

It's unfortunate you have allowed the 7 existing wineries to set up shop within the Growth Management boundary. But the damage is done and I don't think they should be kicked out by the a new beverage ordinance. Write the ordinance and grandfather them in but protect the remaining parcels from future development.

Thank you for your consideration,

Bob Yoder  
Redmond, WA

--

Please send future e-mails to [BobYoder@gmail.com](mailto:BobYoder@gmail.com)  
Thank you!



## Auzins, Erin

---

**From:** Echo Chang <echo\_chang@yahoo.com>  
**Sent:** Tuesday, October 1, 2019 11:28 AM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Echo Chang  
13524 157th Court NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Rimma Nayshulis <rimma.nayshulis@live.com>  
**Sent:** Tuesday, October 1, 2019 11:45 AM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Rimma Nayshulis  
16511 NE 46th str  
Redmond, WA 98052



## Auzins, Erin

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**From:** Kim McGillivray <kimcgsea@hotmail.com>  
**Sent:** Tuesday, October 1, 2019 1:13 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance ( ABO) contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area (SVRA) neighborhoods and important farmland buffer areas. This basically rewards law-breakers by adapting the law to suit their circumstances, rather than requiring them to operate within existing areas for their businesses. The amended ABO also fails to honor the irreplaceable nature of the SVRA, it's farms, and its families. We do not have another large area, and will never again create another open space, like the SVRA.

I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are very real threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Environments like the SVRA need protection, not exploitation.

Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Thank you.



Sincerely,  
Kim McGillivray  
PMB 3798 PO Box 257  
Olympia, WA 98507



## Auzins, Erin

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**From:** Philip Haldeman <sea35gull@frontier.com>  
**Sent:** Tuesday, October 1, 2019 1:29 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
Philip Haldeman  
13822 173RD AVE NE  
REDMOND, WA 98052



## Auzins, Erin

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**From:** Brenda Vanderloop <bvanderloop.sva@gmail.com>  
**Sent:** Tuesday, October 1, 2019 3:07 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

As we enter another fall and winter of rain (and we hear snow) we need to protect our Sammamish Valley farmland more than ever from development and non-conforming uses within the buffer zones. Please heed the information below to preserve these rural lands and stop future development and land speculation. Valley farmers have been increasingly successful this year, selling product to local chefs/restaurants, at farmers markets, in subscription CSA's to local residents. They are planning significant increases for seasons to come. Do not hinder our local food supply with additional development. A retail space can move, a farm cannot. (BV on behalf of Sammamish Valley Alliance, Sammamish Valley Grange and 21 Acres.)

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While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.



Sincerely,  
Brenda Vanderloop  
14654 148th Ave. NE  
Woodinville, WA 98072, WA 98012



## Auzins, Erin

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**From:** Diane Berger <dianeberger108@gmail.com>  
**Sent:** Tuesday, October 1, 2019 3:29 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Diane Berger  
3401 W. Government Way, #303  
Seattle, WA 98199



## Auzins, Erin

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**From:** Ann Haldeman <sea35gull@frontier.com>  
**Sent:** Tuesday, October 1, 2019 6:49 PM  
**To:** Dembowski, Rod; Dunn, Reagan; von Reichbauer, Pete; Gossett, Larry; Lambert, Kathy; McDermott, Joe; Kohl-Welles, Jeanne; Upthegrove, Dave; Balducci, Claudia; Auzins, Erin; Wolf, Karen; kcexec@kingcounty.gov  
**Subject:** Protect the Invaluable Sammamish Valley Farmland and Rural Area--Keep Businesses and Development Out of the Buffer Zones!

Dear Councilmember,

I am very concerned about the future of one of the last unique agricultural areas in our area—the Sammamish Valley. This was supposed to be an area protected under the Growth Management Act but actions of the past few years have totally ignored that and caused significant misuse and speculation—without proper enforcement. ***The King County Council's duty is to preserve this valuable resource.***

I have lived in King County my entire life and am deeply disappointed in the direction the Adult Beverage Ordinance modifications have been taking for development of the corridor which threatens legitimate agricultural endeavors by creating significant runoff and pollution—not to mention the land speculation which will drive farmers off their land.

While I am impressed that the current Balducci version contains improvements over prior versions, there are still two significant flaws which fail to protect the area from speculation and pollution and that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas.

### **I am requesting that you:**

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. ***This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.***



**Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people?**

**Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area?**

**PLEASE DO THE RIGHT THING** and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

I know the revision to this ordinance has been in the works for years and that the Council would like to see it revised and resolved---but passing this current ordinance will likely turn either into a long legal fight to insure the GMA is followed, or the destruction of this rare Sammamish Valley agricultural land that can never be recovered.

Sincerely ,

Ann Haldeman

13822 173<sup>rd</sup> Ave NE

Redmond, WA 98052

[sea35gull@frontier.com](mailto:sea35gull@frontier.com)



## Auzins, Erin

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**From:** Karin Hsiao <karin.hsiao@gmail.com>  
**Sent:** Tuesday, October 1, 2019 8:42 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Karin Hsiao  
14710 NE 169th Street  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Christopher Brown <filmphotoweb@gmail.com>  
**Sent:** Tuesday, October 1, 2019 8:59 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

Dear King County Council members, and specifically, Jeanne Kohl-Wells, my rep from Dist 4,

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people in regards to the proposed zoning changes to farmland protection in rural King County?

Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Seattle residents want farmland and the buffer zones around farmland in King County protected! Please remove Demonstration Project overlay A, and limit sales of beverages to those produced onsite. Thanks!

Sincerely,  
Christopher Brown  
202 N 70th St  
Seattle, WA 98103



## Auzins, Erin

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**From:** Jim Rettig <jrettigtanager@gmail.com>  
**Sent:** Tuesday, October 1, 2019 10:24 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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I grew up in Bothell and Woodinville, watched the Sammamish Slough races as a kid, worked on the Sammamish Valley truck farms in the late 50s. The Valley was then and is today a green gem and wildlife hotspot in the midst of increasing urbanization. Honor the decision King County made years ago to keep the Valley as critically-needed open space, a green island of beauty and life, and as available fertile soil for productive, local farms. As climate chaos increases, more and more we will need local farms to grow our food.

Sincerely,  
Jim Rettig



7232 Marwood Place  
Woodinville, WA 98072



## Auzins, Erin

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**From:** Jan Rettig <jrettig88keys@gmail.com>  
**Sent:** Tuesday, October 1, 2019 10:26 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Jan Rettig  
7232 Marwood Pl  
Woodinville, WA 98072



## Auzins, Erin

---

**From:** Neal Anderson <sagan2112@yahoo.com>  
**Sent:** Wednesday, October 2, 2019 8:40 AM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

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Sincerely,  
Neal Anderson  
1855 Trossachs Blvd SE #601  
Sammamish, WA 98075



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Wednesday, October 2, 2019 12:32 PM  
**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 12:31:49 PM, on Wednesday, October 2, 2019

Winery\_Code:

FromUser: John Wishart

EMail: jaydubyah55@gmail.com

addr1: 12930 32nd St SE

city: Snohomish

state: WA

zip: 98290-4316

MessageText: It's a pity the KC Council would propose to greatly limit the Woodinville area wineries ability to offer live music at their tasting rooms. I, like many other locals, enjoy having a glass of wine while listening to live music and getting up to dance for a song or two. Have any Council members witnessed these wine and live music events? If not, please consider visiting Matthews Winery on some Friday night (Oct. 11th is the next wine/music event). This is not a wild, out-of-control, immature crowd. These events are regularly attended by local residents that are mostly middle-aged. The Matthews Winery live music events are held on some Fridays 6:30-9:30pm and by 10pm the place is mostly vacant. We'd hate to see big government come in and take away these relaxing events. Thank you for your time.

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/70.0.3538.102 Safari/537.36 Edge/18.18362



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Wednesday, October 2, 2019 2:16 PM  
**To:** Auzins, Erin  
**Subject:** Form submission from: <https://kingcounty.gov/council/issues/winery-code.aspx>

Submitted from: <https://kingcounty.gov/council/issues/winery-code.aspx>  
Submitted at 2:15:54 PM, on Wednesday, October 2, 2019

Winery\_Code:

FromUser: Timothy Gruner

EMail: [tim@grunertime.com](mailto:tim@grunertime.com)

addr1: 15611 NE 157th St

city: Woodinville

state: Washington

zip: 98072

MessageText: Almost 10 years ago, we chose to live in unincorporated King County on Hollywood Hill close to the zoning area in question.

We chose to do so because of the zoning. We like being close to productive farms in the area. With suburban sprawl taking over, this is one of the last places close to our urban areas that remain and it should be protected. Zoning laws were passed specifically to protect these areas.

While we support the local wineries and they are a part of the character of the area, but we explicitly do NOT support changes in zoning laws that weaken the agricultural protections or encourages further development on land that was reserved for agricultural use.

We further and strongly do NOT support grandfathering in any business that chose to flout and ignore the rules. There should not be a reward for this behavior. One winery in particular has gone out of their way to have "private parties" that were not private and plant mini-gardens to claim they are a "farm". This should not be rewarded.

Our property taxes, inexplicably to me, are double the taxes in other areas, FOR the same size appraised value of the house. We pay those taxes now, but if the character of the area is ruined permanently by these changes, we will be moving somewhere else and taking our business and taxes elsewhere.

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User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/77.0.3865.90 Safari/537.36



## Auzins, Erin

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**From:** Joan Poor <Joan@whalescout.org>  
**Sent:** Wednesday, October 2, 2019 2:17 PM  
**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  
**Subject:** King County Beverage Ordinance 2018-0241

Whale Scout  
P.O. Box 426  
Woodinville, WA 98072

October 2, 2019

Re: King County Beverage Ordinance 2018-0241

Dear King County Councilmembers,

Thank you for taking comments on the Sammamish Valley land use code regarding remote tasting rooms.

These comments are in reference to the King County Beverage Ordinance 2018-0241 and are sent on behalf of Whale Scout, a local non-profit organization dedicated to “protecting Pacific Northwest whales through land-based conservation experiences.”

Whale Scout is a boots-on-the-ground, hands-in-the-dirt organization that has worked for several years to restore salmon habitat to ensure prey abundance critical for the survival of endangered Southern Resident Killer Whales. Our volunteers are of all ages and reside throughout the region. We work to restore salmon habitat in inland areas because we recognize that rivers, streams, and floodplains are essential migration corridors and spawning areas for salmon species, including threatened Chinook salmon.

Whale Scout is currently working at restoration sites throughout King County and, especially, in the Sammamish Valley. Our work parties typically include middle school and high school students, parents with young children, and other Scouting groups. All have an interest in salmon recovery and understand that impervious surfaces and high stream temperatures deteriorate conditions for salmon. That is why we plant trees.

Whale Scout is based in Woodinville and, along with the public, supports farms and open space. We appreciate that the great majority of the wine industry of the Sammamish Valley follows regulations protecting the waterways, farmlands, and ecosystems of King County.

We are concerned, however, that the Adult Beverage Ordinance under consideration by the King County Council would open rural areas of the Sammamish Valley to sprawl and commercialization by the alcohol industry with irreparable damage to the riparian habitats and the rural areas that we work hard to restore. This proposed land use undermines our efforts and jeopardizes tax-payer funded investments in salmon recovery and the Farmland Preservation Program.

Our concerns extend beyond habitat loss for wildlife and include attendant toxic run-off from parking lots, traffic and pedestrian safety issues, overwhelmed septic systems, noise and light pollution, and land speculation that is driving rural landowners from their homes and farmers from their land. We urge you to remove Demonstration Project Overlays A & B in the Rural Areas and Agricultural Production District farmlands of the Sammamish Valley. These areas were meant to be protected.



Whale Scout believes that this Ordinance and expansion of the Woodinville Urban Area will degrade the Sammamish River ecosystem and its migratory Salmonid runs, including the endangered Chinook Salmon and Southern Resident Killer Whales so desperately need for survival.

We need bold actions from elected officials. Please do not allow de-facto rezoning for “remote tasting rooms” that benefit a few holding companies. We urge you instead to ensure that the Sammamish Valley, our neighborhoods, and our natural habitats are protected from the unwarranted urban sprawl of Beverage Ordinance 2018-0241.

Respectfully,

Whitney Neugebauer  
Director, Whale Scout

Whale Scout is a member of the Orca Salmon Alliance



## Auzins, Erin

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**From:** Craig, Cristy  
**Sent:** Wednesday, October 2, 2019 2:38 PM  
**To:** Auzins, Erin  
**Subject:** RE: King County Beverage Ordinance 2018-0241

Thank you.

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**From:** Auzins, Erin <Erin.Auzins@kingcounty.gov>  
**Sent:** Wednesday, October 02, 2019 2:27 PM  
**To:** Craig, Cristy <Cristy.Craig@kingcounty.gov>  
**Subject:** FW: King County Beverage Ordinance 2018-0241

**From:** Joan Poor <[Joan@whalescout.org](mailto:Joan@whalescout.org)>  
**Sent:** Wednesday, October 2, 2019 2:17 PM  
**To:** [kcexec@kingcounty.gov](mailto:kcexec@kingcounty.gov); Dembowski, Rod <[Rod.Dembowski@kingcounty.gov](mailto:Rod.Dembowski@kingcounty.gov)>; Dunn, Reagan <[Reagan.Dunn@kingcounty.gov](mailto:Reagan.Dunn@kingcounty.gov)>; von Reichbauer, Pete <[Pete.vonReichbauer@kingcounty.gov](mailto:Pete.vonReichbauer@kingcounty.gov)>; Gossett, Larry <[Larry.Gossett@kingcounty.gov](mailto:Larry.Gossett@kingcounty.gov)>; Lambert, Kathy <[Kathy.Lambert@kingcounty.gov](mailto:Kathy.Lambert@kingcounty.gov)>; McDermott, Joe <[Joe.McDermott@kingcounty.gov](mailto:Joe.McDermott@kingcounty.gov)>; Kohl-Welles, Jeanne <[Jeanne.Kohl-Welles@kingcounty.gov](mailto:Jeanne.Kohl-Welles@kingcounty.gov)>; Upthegrove, Dave <[Dave.Upthegrove@kingcounty.gov](mailto:Dave.Upthegrove@kingcounty.gov)>; Balducci, Claudia <[Claudia.Balducci@kingcounty.gov](mailto:Claudia.Balducci@kingcounty.gov)>; Auzins, Erin <[Erin.Auzins@kingcounty.gov](mailto:Erin.Auzins@kingcounty.gov)>; Wolf, Karen <[Karen.Wolf@kingcounty.gov](mailto:Karen.Wolf@kingcounty.gov)>  
**Subject:** King County Beverage Ordinance 2018-0241

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P.O. Box 426  
Woodinville, WA 98072

October 2, 2019

Re: King County Beverage Ordinance 2018-0241

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Respectfully,

Whitney Neugebauer  
Director, Whale Scout

Whale Scout is a member of the Orca Salmon Alliance



## Auzins, Erin

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**From:** Communications, Comments  
**Sent:** Wednesday, October 2, 2019 5:10 PM  
**To:** Auzins, Erin  
**Subject:** FW: Public Testimony- Ordinance 2018-0241 WBD

**From:** Melissa Earl <melissae@lumberhousebrew.com>  
**Sent:** Wednesday, October 2, 2019 4:58 PM  
**To:** Dow Constantine GMail <dowconstantine@gmail.com>; kcexec@kingcounty.gov; Dembowski, Rod <Rod.Dembowski@kingcounty.gov>; Gossett, Larry <Larry.Gossett@kingcounty.gov>; Lambert, Kathy <Kathy.Lambert@kingcounty.gov>; Kohl-Welles, Jeanne <Jeanne.Kohl-Welles@kingcounty.gov>; Upthegrove, Dave <Dave.Upthegrove@kingcounty.gov>; Balducci, Claudia <Claudia.Balducci@kingcounty.gov>; von Reichbauer, Pete <Pete.vonReichbauer@kingcounty.gov>; McDermott, Joe <Joe.McDermott@kingcounty.gov>; Dunn, Reagan <Reagan.Dunn@kingcounty.gov>; Communications, Comments <council@kingcounty.gov>  
**Subject:** Public Testimony- Ordinance 2018-0241 WBD

Hello Council & Public,

I have participated in King County's ordinance making process from the beginning as a small unincorporated Brewery owner in District 9- Regan Dunn's District. My business, Lumber House Brewery, has and continues to be significantly impacted by this ordinance.

More than one person has stated in public testimony that the original ordinance handed down from the Executive's Office was deeply flawed. These flaws contributed to making the Council's & the People's process all the more difficult. We are extremely pleased with the Councils decision to not vote on the Balducci Striker Amendments. Ms. Balducci has blatantly attempted to undermine the work of the last three years with her attempt to force a vote. Her unilateral and partisan action was a power grab that should not be permitted. The citizens of King County can be proud that this was not allowed to happen.

I have watched and re-watched all of the ordinance hearings, poured over binders of legal documents and Striker after Striker. I can feel the pain of those who have been forced into this process. These people include those who are working to legislate a better solution, lobby and advocate groups, and last but not least, the landowners and businesses who are held hostage by this scenario.

My business has been wrongfully targeted throughout this process. Founded in our hometown of Hobart, WA- 2014, Lumber House Brewery opened our farmhouse brewery tasting room on Saturdays from 12-5 pm. With nothing but a gas station in our town, Lumber House was our community meeting place. There is nowhere else for people to congregate, other than on privately owned land out here. Forcing our tasting room off of



our family-owned property into the city only adds to the city's traffic issue and hurts the quality of life rural residents enjoy.

Additionally, my rural district does not have the same problems King County identified in the Sammamish Valley. Yet the County's ordinance versions continue to address issues that do not apply to us. Quite frankly, it is killing us. These findings should only be used to create policies and ordinances for the location that was studied, the Sammamish Valley.

The toll on local businesses, families, and individuals this process has taken has been overlooked and ignored for too long. Here is a brief overview of my personal experience. I was pregnant with my second child and our business model, which we spent five years developing, was working just as planned. Then our business was confronted with being mislabeled by King County. We had been in business for close to 3 years when the King County nightmare began. King County stripped my business title from me with little to no time to reorganize my well-crafted business model. We were forbidden to sell our products. Clear instructions were non-existent, but the threat to my family's land, business, and income continued unabated. Fundamentally the most important of my basic needs were under threat for complying with the confusing and ever-changing rules! Here I am pregnant, and DPER is telling me they will take my family's home if I don't comply with new standards. It felt like a shakedown.

I fell ill, so ill that the medical decision was made to take my baby early! I have never fully recovered! This early delivery almost took my precious son's life, as well as my own. I don't say this for your sympathy; I say this because I know stories like mine are not rare when it comes to this ordinance process. The confusion and the constant changing of the rules affect my family and me in a most personal way.

The cause of my medical issues doesn't even scratch the surface on bills. Our business model had been cut in half, and the County's rules created twice as much overhead just for us to stay in business. With no planning time, taking on debt was the only way to save a once viable and thriving business. So much debt that we didn't know where our next meal would come from some days. I worked our land to create an extensive garden to feed my family. Groceries from a store became a luxury. People often ask why the homeless crisis is upon us. This process has brought me so close to that line that I can see how easily and quickly it can happen.

The County has created an unsustainable approach to the businesses and landowners that serve this community. We CAN NOT put a band-aid over this issue. This ordinance must be scraped until studies are done that reflect smaller geographic regions. There is not a one size fits all approach. Please, only create a public policy for the Sammamish Valley, as that was the only area studied. GMA clearly states that you must



do studies in the surrounding areas and take insight from surrounding cities to create a full picture. No such study has been done in my district!

Please, do the right thing. Don't just pass something for the sake of passing something. Listen to the people. Let me repeat, go back and listen to the people. You are charged with being a representative body for the people of King County. Kathy Lambert's speech said it well! If the Council wants to kill all these rural businesses, stop wasting our time and money, and say it! You are responsible for resolving this matter, not for special interests groups, not for Councils' districts, or the Executives office agendas. The people are speaking loudly and clearly. It is time that you take heed to the voice of the people!

--

Cheers

Melissa Earl

Owner/ CEO

P: (206) 719-5334

W: (425) 432-0121

[www.LumberHouseBrew.com](http://www.LumberHouseBrew.com)



## Auzins, Erin

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**From:** Mary Purdy <mary@marypurdy.co>  
**Sent:** Wednesday, October 2, 2019 6:31 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas.

Sincerely,  
Mary Purdy  
1348 NE 68th St  
Seattle, WA 98115



## Auzins, Erin

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**From:** Julie Knox <julie\_knox@comcast.net>  
**Sent:** Wednesday, October 2, 2019 6:31 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

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- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
Julie Knox  
12927 169TH AVE NE  
REDMOND, WA 98052



## Auzins, Erin

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**From:** Suzie Ramey <sramey5@gmail.com>  
**Sent:** Wednesday, October 2, 2019 11:56 PM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

Dear Council Members-

Our family has lived in this area off Redmond-Woodinville Rd. for 30 years. What has been allowed to transpire is in stark contrast to what was ever intended. Heads have turned while violators do what they want. Much of this new ordinance continues to ignore the violators and legitimizes them, while also going further and allowing opportunities for more loose interpretation and an even greater quagmire in already clogged roads and inadequate infrastructure. In addition, one of the biggest travesties is that it is opening up the valley to commercial speculation and killing the ability of farmers to own or rent the land in one of the most fertile valleys of the country. Please review this much more carefully. You are responsible for protecting this resource.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

Rampant land price speculation and environmental degradation from upslope toxic runoff are existential threats to the Valley's APD farm businesses. Public health and safety issues are increasing because urban use businesses are operating where commercial infrastructure - such as sewer hookup, left turn lanes, sidewalks and lighting - does not exist. Rewarding code violators and opening the Valley to even more urban use will only increase the negative impacts.

The latest Ordinance attempts to mitigate these damages by limiting the building sizes, parking, and hours of operation of the retail businesses to the point where they will not be able to operate effectively. You've heard as much from them. This approach, together with a lack of clarity in some parts of the Ordinance, will only lead to endless code enforcement battles. None of the goals the Ordinance sets out to solve will be met and we will be right back where we started.

Why is the Council supporting the narrow interests of a handful of code violators and land speculators over the will of the people? Why is the Council skirting the Growth Management Act which protects our designated APD farmland, watershed and Rural Area? Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer area



Sincerely,  
Suzie Ramey  
13323 157th Ave NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Harvey Funai <hfunai@msn.com>  
**Sent:** Thursday, October 3, 2019 2:26 AM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

Our family has operated the Funai Farm in the Sammamish Valley since the 1930s. Please do the right thing and keep urban use businesses out of the Sammamish Valley Rural Area neighborhoods and farmland buffer areas, to protect the farmlands, the Sammamish River and the multiple species that depend on this ecosystem.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
- 2) Require WBDs in the RA and A zones to conduct all 3 stages of beverage production as defined by the state, and limit sales to only beverages produced on-site.

The wine tourism industry in Woodinville is booming and doesn't need County help in order to grow. There is plenty of space inside the Urban Growth Area for additional beverage retail outlets. In fact, beverage tourism relies on the Valley's verdant open spaces and will be harmed by commercial development of the Valley.

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Sincerely,

Harvey Funai

Sincerely,



Harvey Funai  
610 NE 76th St  
Seattle, WA 98115



## Auzins, Erin

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**From:** Deepak Bharadwaj <deepakbharadwaj@yahoo.com>  
**Sent:** Thursday, October 3, 2019 3:26 AM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

I am writing as the current President and member of Board of Bristol View Homeowners Association. Bristol View is a community of 44 homes on Hollywood Hill. Our community, as well numerous other neighboring communities, are unanimously concerned about the proposed Adult Beverage Ordinance as being considered by the King County Council.

While the current Balducci version of the Adult Beverage Ordinance contains improvements over prior versions, there are still two significant flaws that permanently allow adult beverage retail outlets in the Sammamish Valley Rural Area neighborhoods and important farmland buffer areas. I am requesting that you:

- 1) Remove Demonstration Project Overlay A from the Sammamish Valley.
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Sincerely,  
Deepak Bharadwaj  
13509 168th Ave NE  
Redmond, WA 98052



## Auzins, Erin

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**From:** Lori Harris <jupiterflorida17@gmail.com>  
**Sent:** Thursday, October 3, 2019 10:22 AM  
**To:** Auzins, Erin  
**Subject:** Keep commercial businesses out of Sammamish Valley rural neighborhoods and farmland buffer areas

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,  
Lori Harris  
16424 NE 133rd Ct.  
Redmond, WA 98052



**From:** [Communications, Comments](#)  
**To:** [Auzins, Erin](#)  
**Subject:** FW: Proposed Ordinance No. 2018-0241.2  
**Date:** Thursday, October 3, 2019 2:21:07 PM  
**Attachments:** [2019-10-03 Letter - Proposed Ordinance No. 2018.0241.2.pdf](#)

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**From:** Chase Killebrew <ckillebrew@thebluelinegroup.com>  
**Sent:** Thursday, October 3, 2019 11:13 AM  
**To:** Communications, Comments <council@kingcounty.gov>  
**Cc:** Eric Jensen <ejensen@thebluelinegroup.com>; TC Colleran <tcolleran@thebluelinegroup.com>  
**Subject:** Proposed Ordinance No. 2018-0241.2

Hello,

Please see attached letter regarding Proposed Ordinance No. 2018-0241.2.

Thank you,  
Chase

**Chase Killebrew** | ASSISTANT PLANNER  
**BLUELINE** | [THEBLUELINEGROUP.COM](http://THEBLUELINEGROUP.COM)  
**DIRECT** 425.250.7268 | **MAIN** 425.216.4051





October 3, 2019

Committee of the Whole  
1200 King County Courthouse  
516 3<sup>rd</sup> Ave  
Seattle, WA 98104

RE: Proposed Ordinance No. 2018-0241.2

Dear King County Council Members:

BlueLine is a land use planning and civil engineering consulting firm that has completed various projects throughout the years in unincorporated King County. We write you this letter because we feel our perspective is worth sharing regarding Proposed Ordinance No. 2018-0241.2 and its effect on Winery, Brewery, and Distillery (WBD) uses in the county.

One major concern among those who would prefer for the WBD uses to be absent from the unincorporated area of the Sammamish Valley is that allowing them to remain will increase development and have unintended environmental impacts on agricultural uses. However, we believe any perceived adverse impacts to the agricultural land from these agricultural tourism uses can be avoided without adopting standards that will discourage the use altogether. It is our understanding that if the existing standards to protect water quality and reduce runoff were properly enforced, these code provisions would already adequately protect agricultural land in the Sammamish Valley. To allay the fears of more development in the Sammamish Valley, our analysis shows that only 14 percent of parcels within the SO-120 Agricultural Production Buffer Special District Overlay would even be eligible to contain a WBD II or III facility per the development standards of the unamended Proposed Ordinance. Furthermore, that number does not account for critical areas, current use, or other factors that may deem further development infeasible.

We would like to raise a few issues that we feel could be unnecessarily cost prohibitive for the WBD facilities that would be allowed under the Proposed Ordinance. We believe there is a compromise that can ensure the adopted standards will be sufficient to avoid environmental impacts while not being so restrictive as to make the facilities economically impractical.

The first issue relates to the maximum parking allowance. We recognize that limiting the number of customers a WBD facility may serve at one time can reduce traffic and noise to help maintain a more rural feel. Additionally, reducing surface parking lots which are generally composed of pollution generating impervious surfaces (PGIS) can be environmentally beneficial. However, the parking maximums that have been proposed seem too restrictive. We believe a better balance exists that would allow these facilities to more accurately meet demand for parking in areas where sufficient public transit infrastructure is not present. The parking maximums that have been proposed lean toward redundancy when combined with the other proposed development standards. The proposed code provisions regulating maximum impervious surface, maximum building size, and setbacks when paired with County surface water standards should be adequate in prohibiting the negative effects of PGIS. Individually, the maximum impervious surface percentage of 25 percent per lot would already substantially limit the amount of parking a facility could have. This 25 percent example is for the RA-2.5 zone. The maximum percentage is even less for the other rural zones where the WBD facilities would be allowed.



The parking maximum also conflicts with the proposed events standard. With a temporary use permit, a WBD II facility would be allowed to host an event with a maximum of 125 guests but must accommodate parking on-site or pursue the option to manage parking through an approved parking plan. It is unclear what would merit approval. Even if the parking maximum is ten spaces per 1,000 square feet as proposed in a Councilmember Lambert amendment, accommodating the parking on-site for 125 guests at a WBD II facility that is the maximum size allowed of 3,500 square feet would be difficult. We are not suggesting allowing a WBD II facility to have 125 parking spaces to support the possibility of each guest arriving in a single-occupancy vehicle, but a compromise exists. If a parking maximum is considered necessary to doubly ensure reduction of the potential effects on water quality and runoff of development, one possible solution for reaching a balance could be to add a condition that allows the parking maximum to be exceeded if an applicant implements more Low Impact Development through Best Management Practices for stormwater runoff such as pervious pavers or bioretention swales.

Another issue of which we believe requires attention is the King County Department of Local Services (DLS) permitting process. It is concerning to a large degree, but we wish to address it in the context of the Proposed Ordinance. As we have navigated the DLS permitting process many times for our clients, we are accustomed to its challenges. In our experience, the turnaround time on a permit with the County is generally longer compared to other local jurisdictions for similar types of permits. We understand this is likely due to the workload demand on staff surpassing capacity rather than an issue of efficiency. Even so, it will affect enforcement of the Proposed Ordinance, particularly the proposed compliance period standard. Per King County Code (KCC) 21A.24.100, before any clearing, grading, or site preparation, a critical area review must occur. As these activities will be required for most existing and all future WBD facilities, a critical area review will be part of the permitting process. In our experience, the critical area review can take up to six months and often longer before the reviewer even conducts a site visit. When asked for updates, the reviewers have told us that our review is just one of a long list of critical area reviews through which the reviewer is working. Along with the critical areas review, an applicant for a WBD facility may need the following permits: building, utility, septic approval, etc. An application for most of these cannot even be submitted until the critical areas review is completed. The existing WBD facilities absolutely should work towards compliance with the Proposed Ordinance once adopted, but we believe it will be a time-consuming process. Most likely it will require consultants such as ourselves since technical plans and reports will need to be provided for an application submittal. There is little doubt it will be an expensive undertaking. Enforcement should occur within a reasonable time. However, even if the applicant is working diligently toward compliance, we believe the duration of the permitting process would outlast the proposed compliance period. The existing facilities should be given adequate guidance and ample time to comply. A more realistic compliance period would be 24 months, if a provision is included that requires existing facilities to submit a permit application within the first six months after ordinance adoption. Since existing facilities will be applying concurrently, this should allow the DLS enough time for permit processing and review.

We shine a light on these concerns because we are confident the rural lifestyle of unincorporated King County can be maintained while simultaneously allowing the rural economy to continue to prosper. King County Comprehensive Plan Policy ED-602(g) states:

*King County will explore opportunities to support agricultural tourism and value-added program(s) related to the production of food, flowers and specialty beverages (including beer, distilled beverages, and wine) in the county. Partnership venues should be educational and include information on the diversity of products available in the county and the importance of buying local, should seek to unify regional tourism efforts, and*





*should encourage development of new markets for agricultural products and value-added goods.*

We support the Proposed Ordinance in its pursuit to ensure the policies of the King County Comprehensive Plan are upheld. We believe that the agricultural uses of unincorporated King County can flourish alongside the agricultural tourism provided with these WBD facilities, and we trust the adopted ordinance will ensure such a compatible environment.

We appreciate the determination of the Council to guarantee the ordinance can be fairly and effectively implemented once approved. If you would like to discuss any of our points further, please do not hesitate to contact TC who can be reached at [tcolleran@thebluelinegroup.com](mailto:tcolleran@thebluelinegroup.com) or (425) 250-7230.

Sincerely,

Blueline

Eric Jensen  
Planning Manager

TC Colleran, AICP  
Project Planner

Chase Killebrew  
Assistant Planner

