

The Seattle Times

RECEIVED
JUN 10 AM 10:02
CLERK
KING COUNTY COUNCIL

Re: Advertiser Account # 107496

Ad #: 882492

Agency Account #: 0

Agency Name:

AD TEXT

2018-0241.2

METROPOLITAN KING COUNTY COUNCIL

NOTICE OF PUBLIC HEARING

Proposed Ordinance 2018-0241.2

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Metropolitan King County Council, Room 1000, 1000 Third Avenue, Seattle, Washington, on the 17th day of June, 2019 at 10:30 a.m., to consider adoption of a Proposed Ordinance relating to development regulations for wineries, breweries and distilleries for unincorporated King County. Following the public hearing, the Council may take action on the Proposed Ordinance.

Summary of Legislation:

Proposed Ordinance 2018-0241.2 would modify the regulations for wineries, breweries and distilleries by:

- Establishing a business license requirement for wineries, breweries, distilleries, remote tasting rooms, and non-conforming tents (excavation and home industries).

- Establishing new definitions for remote tasting room wineries, breweries, distilleries (which facility I, II and III WBD facility permit use permits).

- Adding WBD I as a residential accessory use in the Residential Land Use Table.

- Adding WBD I as a permitted use in the Rural Area, either outright or with a conditional use permit, and subject to development conditions.

- Adding WBD I as a permitted use in a residential accessory use in the Residential Land Use Table. This use would be allowed in the Agriculture zone, subject to development conditions for five years from the effective date of the ordinance, and for up to five years from initial approval.

- Adding remote tasting room as a permitted use in the Retail Land Use Table. This use would be allowed in the Regional Business and Community Business zones, subject to development conditions.

- Classifying WBD II on the Manufacturing Land Use Table. This use would be allowed in the Agriculture, Rural Area, Neighborhood Business, Community Business, Regional Business and Industrial zones, either outright or with a conditional use permit, subject to development conditions.

- Classifying WBD III on the Manufacturing Land Use Table. This use would be allowed in the Agriculture, Rural Area, Neighborhood Business, Community Business, Regional Business and Industrial zones, with a conditional use permit, subject to development conditions.

- The development conditions for the above uses address: minimum lot size, maximum building area, parameters for on-site sales and tasting, water connection, access requirements, grading, circulation on agricultural lands, maximum parking, and setbacks from Rural Area and Residential zones.

- Adding a minimum parking ratio for remote tasting rooms.

- Adding a minimum parking ratio for WBD I.

- Prohibiting WBD facilities and remote tasting room uses on higher occupancies and home industries, and providing a remedy for existing home based businesses.

- To be considered higher occupancies.

- Establishing criteria for when a WBD facility may be used for a temporary use permit.

- Establishing limitations on the number and size of special events for WBD facilities in the Agriculture and Rural Area zones.

- Establishing a remote tasting room demonstration project within a Rural Area zone near the Woodinville city limits, the Community Business zone in the Vashon Rural Town and the Community Business zone in the Fall City Rural Town.

- Establishing a special event demonstration project, within a Rural Area zone near south of the Woodinville city limits.

- Establishing specific criteria penalties for WBD facilities and remote tasting rooms.

- Requiring a follow up report from the County Executive to analyze the efficacy of the regulations.

- Remove outdated cross-references to the previously existing regulations, and makes technical edits.

Final Consideration:

In addition to the proposed amendments contained in the Proposed Ordinance, Councilmembers may offer additional amendments for consideration by the Council. As a result, persons interested in any of the issues raised in the Proposed Ordinance should make their views known at the public hearing on June 17, 2019. Amendments that may be considered for adoption by the Council on June 17, 2019 or thereafter include, but are not necessarily limited to:

- Modifying the Specific Condition for CB Zoned Properties (<http://www.kingcounty.gov/development/permits/property-research-map-server/development-conditions/1501-1502>) and Special District Overlay, CO-202, Fall City Business District (BC).

- Modifying the development conditions for the allowance for other Community Business zones, projects, in unincorporated King County, within the Vashon Rural Town and Fall City Rural Town from the remote tasting room demonstration project.

- Modifying the requirements for water connections for WBD III.

- Reviewing and modifying the regulations based on the purpose and requirements of Special District 50-102, Agricultural Production District (APD).

- Reviewing and modifying the regulations for the development conditions for Special District 50-102, Agricultural Production District (APD).

- Modifying the development conditions regarding setbacks, setbacks and minimum lot size for Vashon-Magnolia Island.

- Modifying the development conditions for WBD located in the Agriculture zone.

- Establishing a demonstration project in the Agriculture zone.

- Reviewing and modifying the regulations for consistency with salmon recovery plans.

- Modifying the allowance for underground storage for WBD III.

For more information:

The complete text of the Proposed Ordinance are available, and will be mailed to you upon request to the Clerk of the Council, Room 1000, King County Courthouse, 1000 Third Avenue, Seattle, WA 98101.

Telephone: (206) 467-1000. Proposed Ordinance 2018-0241.2 is available on the Council's website at <http://www.kingcounty.gov/development/permits/property-research-map-server/development-conditions/1501-1502>.

For more information, please contact the Clerk of the Council at (206) 467-1000. You may also view this notice of the Clerk's office at <http://www.kingcounty.gov/council/clerk/> or by contacting the Clerk of the Council at (206) 467-1000.

This notice is given in accordance with the provisions of RCW 35.32 (2017) and provides for the violation of the provisions thereof.

DATED at Seattle, Washington this 8th day of May, 2019.

METROPOLITAN KING COUNTY COUNCIL

MELAN FREDRICK
Clerk of the Council

PROP Ord
2018-0241.2

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KC Dept of Local Services (DLS)
Permitting Division
Janet Chan/Accounts Payable
35030 SE Douglas St Ste 210
Snoqualmie, WA 98065

Re: Advertiser Account # 107496
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Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper and Publication Date(s)	
Seattle Times	05/08/19

Agent MAUREEN E DUGGAN Signature Maureen E Duggan



Subscribed and sworn to before me on 05/08/19

Debbie Collantes

DATE

Debbie Collantes

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

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