

Public Comments on Proposed Ordinance 2018-0241

Winery/Brewery/Distillery Code Update

Received June 12, 2019 through

September 13, 2019

From: [Serena Glover](#)
To: [Auzins, Erin](#); [Dembowski, Rod](#); [Dunn, Reagan](#); [von Reichbauer, Pete](#); [Gossett, Larry](#); [Lambert, Kathy](#); [Wolf, Karen](#); [McDermott, Joe](#); [Kohl-Welles, Jeanne](#); [Upthegrove, Dave](#); [Balducci, Claudia](#); kcexec@kingcounty.gov
Subject: Response to Beverage Ordinance Draft Balducci Striker of 9/16/19
Date: Thursday, September 12, 2019 5:46:58 PM

Dear King County Councilmembers,

While the new striker has taken a few steps to improve on the version forwarded to COW on 6/12/19, it still contains significant loopholes that would open the door for urban uses to sprawl outside of the UGA. The most significant issues are:

1. Sammamish Valley (SV) DPO A still remains. 5 of the 8 SV violators are in DPO A and it further expands development to a total of 13 parcels.
2. The definitions and permitted uses of WBDs, while on the surface may look more restrictive in the new striker, are still worded in a way that creates several loopholes and “room for interpretation”, allowing sham WBDs that really operate as retail outlets to locate outside the UGA. The language needs to be much clearer and needs to stipulate that WBDs conduct all stages of production if located in the RA or A, and that they can only sell adult beverage products that are produced on-site.
3. Due to the way language in certain sections of this lengthy Ordinance is constructed, it is almost incomprehensible, and will be extremely difficult if not impossible to enforce.

Land speculation and environmental degradation are destroying the SV APD. In addition, violators already create significant health and safety issues for everyone. I recently spoke a length with a new speculator who is considering purchase of a RA property adjacent to the APD. He was confident he could run a cluster of bars on his prospective property, which given the current Ordinance wording he is probably correct. And just two weeks ago a violator opened a bar on his APD property that already contains a coffee shop.

The Ordinance as written will not stop these speculators. If you reward violators and allow urban use businesses outside the UGA they will just keep coming at us and nothing will stop them.

The Sammamish Valley is at a tipping point. Which is why Friends of Sammamish Valley will challenge any Ordinance that rewards violators and allows urban use businesses outside the UGA.

Serena Glover
ED, Friends of Sammamish Valley
425-985-2992

On behalf of the many HOAs, UACs, environmental organizations, farm businesses, local businesses, and citizens who support our position. GoFoSV.org/endorsements

From: [Pedroza, Melani](#)
To: [Steadman, Marka](#)
Subject: FW: Ordinance #2018-0241.2
Date: Thursday, September 12, 2019 2:22:18 PM

Here is public comment for 2018-0241. I'll let her know that I've forwarded it to you as it is still in COW.

Melani

From: susan powell <honcha@gmail.com>
Sent: Thursday, September 12, 2019 2:13 PM
To: Pedroza, Melani <Melani.Pedroza@kingcounty.gov>
Subject: Ordinance #2018-0241.2

Please see that all council members receive this letter and that it is read into the minutes of the meeting. Thank you!

Hello, my name is Susan Powell 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 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.

Thank you, Susan Powell

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: Form submission from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Date: Wednesday, September 11, 2019 12:44:15 PM

Submitted from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Submitted at 12:44:11 PM, on Wednesday, September 11, 2019

Winery_Code:

FromUser: Lisa Brummel

EMail: brumshop@outlook.com

addr1: 14330 160th Ave NE

city: Woodinville

state: WA

zip: 98072

MessageText: I appreciate Rep. Balducci's interest in making this proposal work for our community. However, there are still loopholes which must be closed in order to effectively maintain the community we care about so deeply. I would respectfully request that the following action be taken related to the amendment and future draft of the code:

1. Please retain "Sales limited to a product made on-site".
2. Definition of "winery" should follow Wa. state definitions and include ALL of the following: "the crush, fermentation and tank or barrel aging". There is no reason to create new definitions when there are clearly acceptable guidelines already in place.
3. Overlay A should also be removed. Overlay A would be rewarding willful lawbreakers and would open the county to lawsuits for equal treatment by owners of similarly zoned parcels.

Thank you.

Lisa Brummel

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

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: Form submission from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Date: Wednesday, September 11, 2019 12:29:18 PM

Submitted from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Submitted at 12:29:15 PM, on Wednesday, September 11, 2019

Winery_Code:

FromUser: patty anderson

EMail: anderro@frontier.com

addr1: 20806 NE 58th St

city: Redmond

state: WA

zip: 98053

MessageText: I would like to request that the 75 foot setback also apply to buildings with historic designation, such as King County Heritage Barns. A WBD impacts the neighbors the same, regardless of the historic status of the building. I see no reason that there should be different rules.

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

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: Form submission from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Date: Tuesday, September 10, 2019 9:46:10 AM

Submitted from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Submitted at 9:46:08 AM, on Tuesday, September 10, 2019

Winery_Code:

FromUser: Justas Vilgalys

EMail: justasvilgalys@hotmail.com

addr1: 18320 NE 204 ct.

city: Woodinville

state: AZ

zip: 98077

MessageText: I am very concerned that the WBD will ruin the character of the Sammamish valley. Illegal wineries and tasting rooms have already over run the area, making it difficult and dangerous to pass through. All of these illegal operations need to move. No exceptions, regardless of how big or small they are. In addition to not allowing WBD's in agricultural areas (period, no exceptions), we need to not allow them in adjacent buffer areas such as where the Mathews winery is today. Pollution runoff from those areas are bad for the agricultural areas as well.

King county needs to encourage wineries, breweries and distilleries to be developed in non agricultural areas. A great example is the new Black Raven. The Raven built their new brewery in an area of Woodinville zoned for industrial work.

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/17.17134

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: Form submission from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Date: Wednesday, September 11, 2019 1:38:52 PM

Submitted from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Submitted at 1:38:50 PM, on Wednesday, September 11, 2019

Winery_Code:

FromUser: Amanda Sepe

EMail: A_sepe@hotmail.com

addr1: 18008 176 Ave NE

city: Woodinville

state: Wa

zip: 98072

MessageText: I support upholding the Sammamish Valley as an agricultural area. Tasting rooms, although fun, can move to the warehouse districts. Wineries that crush, ferment, etc at least 70% of wine/brew/cider should remain as that is an agricultural process.

My concerns are that the wineries are purchasing valuable agricultural land for tasting rooms. There are plenty of other areas tasting rooms can move. Thank you.

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

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: FW: Futurewise Clarifying Comments - Wineries, Breweries and Distilleries Ordinance
Date: Thursday, September 5, 2019 2:39:27 PM
Attachments: [FW Coms on Proposed Ord 2018-0241 2 Winery Regs Sept 2019.pdf](#)

From: Bryce Yadon <bryce@by-consulting.com>
Sent: Thursday, September 5, 2019 2:26 PM
To: Communications, Comments <council@kingcounty.gov>
Cc: Knight, Calli <CKnight@kingcounty.gov>; Camenzind, Krista <Krista.Camenzind@kingcounty.gov>
Subject: Futurewise Clarifying Comments - Wineries, Breweries and Distilleries Ordinance

Chair McDermott and King County Councilmembers:

Please find the attached letter from Futurewise regarding Proposed Ordinance 2018-0241.2 – Regulations for Wineries, Breweries, and Distilleries. Futurewise wanted to provide an updated letter providing further clarification on key issues within the ordinance. The goal is to provide better feedback for further discussions of this ordinance and suggestions for changes. If you have any questions, please feel free to reach out to me. I am happy to work with the council on our suggested changes contained with the legislation.

Thanks,
BY

Bryce Yadon
Bryce Yadon Consulting
253.249.4430
bryce@by-consulting.com



816 Second Ave, Suite 200, Seattle, WA 98104
p. (206) 343-0681
futurewise.org



September 4, 2019

The Honorable Joe McDermott, Chair – Committee of the Whole
King County Council
516 3rd Ave Room 1200
Seattle, Washington 98104

Dear Chair McDermott and King County Councilmembers:

Subject: Futurewise **CLARIFYING** comments on Proposed Ordinance 2018-0241.2 -
Regulations for Wineries, Breweries, and Distilleries.
Sent via email to: council@kingcounty.gov

Thank you for providing Futurewise the opportunity to clarify our letter dated June 6, 2019. After further review, we believe it is necessary to simplify our comments on a few key provisions. Under the current draft, Futurewise continues to recommend that the proposed ordinance not be adopted as written and suggest the below changes.

Agricultural Zones

King Country needs to protect agricultural lands and agricultural operations from nonagricultural uses. Therefore, we are opposed to including Winery/Brewery/Distillery Facility I that would allow for sourcing of products offsite to be used by the business for five years within the Agricultural zones which makes them nonagricultural uses.

Futurewise is opposed to Winery/Brewery/Distillery Facility IIs and IIIs in Agricultural zones as written. We appreciate the requirement that 60% of the products to be used by the business must be grown on-site, however further requirements should be included to adequately protect agricultural lands. The ordinance needs to require that the uses associated with the Winery/Brewery/Distillery Facility IIs and IIIs shall not convert more than one acre of agricultural land to nonagricultural uses as RCW 36.70A.177(3)(b)(ii) requires.

In addition, the proposed code does not provide consistency with the size, scale, and intensity of the existing agricultural use of the property as RCW 36.70A.177(3)(b)(ii) requires, as the allowed 3,500-foot buildings for the Winery/Brewery/Distillery Facility IIs and 8,000 to 16,000 square foot buildings for the Winery/Brewery/Distillery Facility IIIs are larger than many buildings in the Sammamish Valley Agricultural 10 zone and other agricultural zones.



The Winery/Brewery/Distillery Facility IIs and IIIs have limited protections for adjacent agricultural uses allowing setback to be reduced from 75 feet down to 25 feet. The setback only applies to “adjoining rural area and residential zones ...”, not agricultural uses. We believe that setbacks are needed to protect adjacent agricultural lands from encroachment and impacts.

Rural Zones

Futurewise is opposed to allowing remote tasting rooms in the rural area except for within designated Rural Towns; we also reluctantly support Demonstration Area A to legalize a number of the tasting rooms. We are opposed to Demonstration Area B as these are urban uses and shouldn't be allowed in the Rural Areas. Tasting rooms are not dependent upon being in a rural area or near resource lands, unlike a use that processes local agricultural products, as the Growth Management Act requires so they are not an appropriate rural use.

The Winery/Brewery/Distillery Facility IIs and IIIs proposed for the rural area are also not allowed rural uses as there is no requirement that they process local agricultural products. For these types of facilities to be allowed in rural areas, that they process agricultural products predominately from King County with some of the products processed from other nearby counties.

Water Availability

Group B water systems shouldn't be allowed to serve these uses. The Sammamish River is closed to new appropriations and permits for ground water appropriations are not allowed under WAC 173-508-030(1) and WAC 173-508-050. Allowing these uses, other than home occupations, to be served by Group B systems unless they have adequate water rights violates these requirements as well as reduces instream flows. Low flows reduce available instream habitat and contribute to higher temperatures adversely impact salmon production and salmon habitats.¹

Parking

We appreciate the update to limiting parking throughout the ordinance, but we oppose grandfathering in of existing parking.

Home Occupations

If a current home occupation is a legally existing licensed business under current code and have followed all the regulation to comply, we believe they should be able to continue operating

¹ 2016 *State of Our Watersheds: A Report by the Treaty Tribes in Western Washington* p. 111.

King County Council RE: Proposed Ordinance 2018-0241.2
September 4, 2019
Page 3

under the current code. Futurewise is opposed to allowing a yearlong grace period to comply with code that will no longer exist with the passage of this ordinance.

Thank you for considering our comments. If you require additional information, please contact Bryce at telephone 253-249-4430 and email bryce@by-consulting.com.

Sincerely,



Bryce Yadon
Government Affairs Representative - Futurewise

From: [Susan Boundy-Sanders](#)
To: [Communications, Comments; Auzins, Erin](#)
Subject: Land speculation in Sammamish Valley
Date: Wednesday, September 4, 2019 8:27:06 PM
Attachments: [SpeculationList.docx](#)

Good evening, Council and Erin,

Public comments and conversations about Beverage Ordinance 2018-0241 have included concerns about the level of land speculation in the Sammamish Valley. The attached document formalizes this information.

Points to note:

- Of the 24 Agricultural-zoned parcels that are in the APD but not in the Farmland Preservation program, 5 of them -- more than 20% -- have been subjects of speculation, either sold or for sale at speculative prices.
- The level of speculation in Agricultural parcels suggests that speculators expect the County to release Agricultural land for development, and likely indicates that the speculators are willing to exert considerable pressure to achieve this outcome.

My hope is that having this information increases your resolve to end the climate of speculation in both Agricultural and Rural zones.

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

Land speculation in the Sammamish Valley

Susan Boundy-Sanders, as an individual citizen
 17859 149th Ave NE
 Woodinville, WA 98072

Below are tables that give an overview of land speculation in the Sammamish Valley. Things to note:

- There are as many Agricultural as Rural zoned parcels caught in speculation – five of each. Regardless of the intentions of the Executive, Council, and staff, this suggests that the climate of land speculation generated by King County’s indecision and willingness to “work with” speculators is as damaging to Agricultural as to Rural lands. *It also appears to telegraph speculators’ intent to pressure the County to cede Agricultural land to development.*
- Of the twenty-four Sammamish Valley APD parcels that are not in the Farmland Preservation Program, five—more than 20%—have been subjects of land speculation since 2016, either as sales or as parcels for sale.
- There are roughly sixty Rural parcels that border the road in the Sammamish Valley. The five Rural parcels involved in land speculation represent about 8% of these parcels.

Agricultural parcels

Parcel #	Address/aka	Asking/sale \$	Acres	\$/acre	Sale date
1026059030	Zante 13415 NE 171 st St.	\$7,000,000	14.90	\$470,000	Asking price
1026059031	Brown/Icarus 16725 140 th Ave NE	\$1,850,000	7.98	\$232,000	06/28/2016
1526059028	Kirshner/Icarus 16507 140 th PI NE	\$1,500,000	5.00	\$300,000	06/21/2016
3404700170	Ross/Yarrow Bay 14123 Wood-Red Rd	\$1,000,000	4.82	\$207,000	05/03/2019
2326059024	Walker 13229 Wood-Red Rd	\$6,500,000	4.00	\$1,625,000	Asking price

Rural parcels

Parcel #	Address/aka	Asking/sale \$	Acres	\$/acre	Sale date
1026059095	Bluemay 165 th and 140 th	\$1,520,000	5.00	\$304,000	10/30/2018
3407700011 3407700006	Carlson/Feliciana 15114 148 th Ave NE	\$2,600,000	6.09	\$427,000	Asking price
1526059052 1526059056	Carlson/TRF 14711 148 th Ave NE	\$1,200,000	2.89 acres	\$415,000	05/22/2017
1526059051	Jack’s/Leone/Larone 14701 148 th Ave NE	\$995,000	1.48	\$672,000	08/28/2014
1526059051	Jack’s/Leone/Larone 14701 148 th Ave NE	\$1,300,000	1.48	\$878,000	Asking price
2326059067	Hospitalis LLC 13652 Wood-Red Rd	\$850,000	1.84	\$462,000	12/05/2017

From: [T. V. Kurien](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Monday, September 2, 2019 6:59:38 AM

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,
T. V. Kurien

22120 NE 23RD STREET
SAMMAMISH, WA 98074

From: [Leonard Elliott](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Monday, August 26, 2019 3:34:10 PM

Dear Supervising Legislative Analyst Erin Auzins,

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

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

(I was fortunate to live on a farm in my younger years -- purchase of the farm was a life-long dream come true for my father after having to leave his farm because of the Depression.

I have supported farms, farmers and the protection of farm land financially and by serving on the board of Washington Sustainable Food and Farming Network, donating to American Farmland Trust, and volunteering at the Auburn International Farmers Market since its inception in 2009. Please protect farmlands from intrusion by wineries, etc.

Sincerely,
Leonard Elliott
2006 Riverview Dr NE
Auburn, WA 98002

From: [Steve Palmen](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Monday, August 26, 2019 9:52:52 AM

Dear Supervising Legislative Analyst Erin Auzins,

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

Sincerely,
Steve Palmen

4755 118th Ave SE
Bellevue, WA 98006

From: [Kristofer Plunkett](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Monday, August 26, 2019 8:23:04 AM

Dear Supervising Legislative Analyst Erin Auzins,

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

Sincerely,
Kristofer Plunkett

9745 Phinney Ave N
Seattle, WA 98103

From: [Michael Lewis](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Sunday, August 25, 2019 10:09:28 AM

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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* 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.

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* 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 Lewis

910 E Aloha Street, Apt D
Seattle, WA 98102

From: [sharon.schneider](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Sunday, August 25, 2019 7:48:13 AM

Dear Supervising Legislative Analyst Erin Auzins,

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

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

Sincerely,
sharon schneider

120 North 50th Street
Seattle, WA 98103

From: [Dana Jacobson](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Thursday, July 18, 2019 3:04:36 PM

Dear Supervising Legislative Analyst Erin Auzins,

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

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

Sincerely,
Dana Jacobson

14602 NE 51st Pl Apt D3
Bellevue, WA 98007

From: [Linda Risinger](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Thursday, July 18, 2019 10:00:21 AM

Dear Supervising Legislative Analyst Erin Auzins,

While on a drive recently my husband and I were talking about how well protected the farmlands around here seem to be. Instead of businesses being allowed to slowly move into and encroach upon much needed agriculture, we felt lucky that King County was protecting those farmers. THEN we found out about this beverage ordinance. The importance of agriculture vs more tasting rooms is pretty obvious. Nothing against small business, just common sense. I heartily agree with the statements below.

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.

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

Sincerely,
Linda Risinger
24337 NE Vine Maple Way
Redmond, WA 98053

From: [Jim Risinger](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Thursday, July 18, 2019 10:00:21 AM

Dear Supervising Legislative Analyst Erin Auzins,

I do not support the new Beverage Ordinance. King County should do everything possible to protect the farmlands of the valley. These are far more essential than tasting rooms!

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.

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Sincerely,
Jim Risinger
24337 NE Vine Maple Way
Redmond, WA 98053

From: [LouAnn Ballew](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Wednesday, July 17, 2019 9:02:11 AM

Dear Supervising Legislative Analyst Erin Auzins,

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

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

Sincerely,
LouAnn Ballew

7345 164th ave ne ste 145-207
Redmond, WA 98052

From: [Sheila Hoff](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Wednesday, July 17, 2019 9:02:07 AM

Dear Supervising Legislative Analyst Erin Auzins,

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Sincerely,
Sheila Hoff

12628 Adair Creek Way Ne
Redmond, WA 98053

From: [Carolee Jones](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Wednesday, July 17, 2019 9:02:00 AM

Dear Supervising Legislative Analyst Erin Auzins,

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

Sincerely,
Carolee Jones

12141 SE 21st ST
Bellevue, WA 98005

From: [Julie Gunnarsson](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Tuesday, July 16, 2019 9:02:26 AM

Dear Supervising Legislative Analyst Erin Auzins,

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

Sincerely,
Julie Gunnarsson

19924 163rd ave ne
Woodinville, WA 98072

From: [Don Porterfield](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Sunday, September 8, 2019 12:43:34 AM

Dear Supervising Legislative Analyst Erin Auzins,

Councilmembers,

I will forgo the intelligent preface stated by the FoSV and say simply that ANY member voting for this absolutely destructive proposal should be **REMOVED FROM THEIR POSITION AS COUNCILMEMBER** for such an affirmation would be a complete injustice to the constituents of this county. Allowing retail in that area is inanity personified and for what? You can't eat dollars folks. Aren't you bright enough to understand that, yet? How does this 2018-0241 proposal display a sense of stewardship to the people of this county for whom you are responsible?

After all of our farmland is poisoned will you be bright enough then?

Most sincerely,
Don Porterfield

Sincerely,
Don Porterfield
3240 14th Ave W, Apt. #1
Seattle, WA 98119

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: Form submission from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Date: Tuesday, June 18, 2019 8:19:35 AM

Submitted from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Submitted at 8:19:32 AM, on Tuesday, June 18, 2019

Winery_Code:

FromUser: Virginia Bowen

EMail: Jadziabowen@gmail.com

addr1: 7311 View Lane SW

city: Seattle

state: WA

zip: 98136

MessageText: Farm lands should remain farm lands and not become parking lots and Hugh tasting rooms. Love having wineries in our state but it would make more sense to convert an under used shopping mall into a tasting room and leave the farm lands as functional water filters for our streams.
At the very least an EIS should be considered before doing more work on these projects.

User IP Address:10.84.2.22

User Software Client:Mozilla/5.0 (iPhone; CPU iPhone OS 12_3_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.1.1 Mobile/15E148 Safari/604.1

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: Form submission from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Date: Friday, June 14, 2019 7:04:40 PM

Submitted from: <https://www.kingcounty.gov/council/issues/winery-code.aspx>
Submitted at 7:04:37 PM, on Friday, June 14, 2019

Winery_Code:

FromUser: Pete Nelson

EMail: pete@nelsontreehouseandsupply.com

addr1: 32925 SE 46th Street

addr2: Unit B

city: Fall City

state: WA

zip: 98024

MessageText: Hello,
My name is Pete Nelson and I spoke last week before the Council in support of the A and B Overlays.

It was a busy session and I kept my comments brief. I'd like to expand on those comments here, and contribute my perspective to the debate.

My thoughts can be summed up in the word "compromise." It's clear that this proposed zoning change study has its advocates and its detractors. I guess that mirrors the current political climate nationally.

But we don't need to follow the national script with its constant clashes, personal attacks, and poisoned atmosphere that leaves inaction and a lack of progress in its wake.

Thankfully, in our beautiful valley we already enjoy forward progress in a number of locations. A healthy economy is a blessing many communities, unfortunately, do not enjoy. My desire is to see all interested parties come together via compromise to maintain our decades-old, hard-won economic status, and the forward progress that got us here. Together we can achieve an end result to be proud of.

Through compromise with all stakeholders - including The King County Council, local businesses, and the region's residents - we can set a healthy example for other communities in other parts of the country facing their own

impasses. If we hold compromise above all else, we can show what can happen when disparate interests come together to get things done.

We all agree that change is inevitable; more development is coming. The more-than-reasonable response suggested by the Council is to get ahead of the curve, study the possibilities, and manage oncoming growth in a sensible way. It's an excellent starting point.

The specific challenges are serious, among them traffic, parking, and drainage/run-off issues. But solutions are available if we take them in a spirit of compromise (that word again.) Here are a few examples from my own experiences:

First: When I was attending college in Colorado, the Telluride Bluegrass Festival was a fun, but relatively small event. Attendees were given parking passes that allowed them to drive nearly to the center of the bucolic small town and park their cars a stone's throw from the festivities. What fun. But what a hassle for the locals. As the years went by, The Festival and others (Telluride Jazz Fest, etc.) became major draws attracting world-class artists and many thousands of attendees not to mention a tax windfall. The town responded not by curtailing the events or slowing their growth, but by working together on a solution. In this case the problem was managed by establishing sufficient parking space far away from the town and its residents, while also providing free shuttle-bus service to transport concertgoers to the events.

And Second: When I was going through a lengthy permitting process for my own business, I was astounded at the hoops I was made to jump through by the King County Building and Development Office. Now, looking back, I realize that not only was the Development Office right on any number of issues that I had pushed back against, but that the eventual implementation of their suggested solutions made my business stronger and better moving forward than it would have been without them. Their careful focus on solutions served us all well. In one case, they had me planting native plants on my property wherever I could, including right up to the edge of the buildings. It seemed petty to me then, but now these beautiful and sometimes fragile plants are thriving, and add to the site's authenticity as an example of an indigenous Northwestern habitat. Our guests never fail to notice. It enhances their experience, and from a business standpoint it's an easily achieved bit of added-value.

Other solutions await the unbiased eye of those who are willing to compromise: Certainly modern filtration systems can recondition run-off to limit its impact on the local organic agricultural businesses.

And perhaps there's room for a shuttle bus of our own.

(Eco-friendly, of course.) It could on-board visitors at a centrally located parking site that boasts a permeable surface and run-off recapture. And its route could intersect with local hiking/biking trails and organic farm stands before depositing visitors at the start of a tasting room tour, and, later, whisking them back to the trail or the parking site once their visits have ended.

I'm hoping creative problem solving and the spirit of compromise will guide us as we look to meet the challenges we face both now and in the future.
Thanks for your time.

Pete Nelson,
Owner
Nelson Treehouse and Supply
Treehouse Point

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/74.0.3729.169 Safari/537.36

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: FW: Beverage ordinance
Date: Thursday, June 13, 2019 9:57:08 AM

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

Councilmembers:

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

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

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

Thank you again for your action today.

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

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: FW: Proposed adult beverage ordinance
Date: Thursday, July 11, 2019 8:43:05 AM

From: Janis S. <janislsc@live.com>
Sent: Thursday, July 11, 2019 8:27 AM
To: Communications, Comments <council@kingcounty.gov>
Subject: Proposed adult beverage ordinance

WA wines has put our vineyards and wineries on the world map. Woodinville wineries and tasting rooms is a huge part of that world map and can be a positive revenue generator for King County. Please update codes as necessary but not to the detriment of business owners and customers.

Allow these businesses to stay open later in the evenings, so all can enjoy after working hours.
Allow these businesses to hold events at their facilities.

Thank you,
Janis S

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: FW: Proposed Ordinance 2018-0241
Date: Monday, June 24, 2019 9:28:21 AM

From: Roycroft Secretary <6015secretary@gmail.com>
Sent: Saturday, June 22, 2019 8:59 AM
To: Communications, Comments <council@kingcounty.gov>
Subject: Proposed Ordinance 2018-0241

The Council should conduct an environmental impact study on Proposed Ordinance 2018-0241 updating development regulations for wineries, breweries and distilleries in unincorporated King County. If passed, local farmlands will be degraded to benefit the alcohol industry. This would impact rural and agricultural land throughout the county, the locally grown food supply and salmon migrating our local rivers through degradation of the agricultural production districts and destroying the Sammamish Valley farm and river ecosystem. It permits large wine tasting establishments with large parking lots on agricultural land, heavy event-center activity, and other significant impacts. How can we allow this if we are truly concerned about climate change, future food supplies and salmon?

Sincerely,
Lois Jones
Seattle

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: FW: Proposed Ordinance 2018-0241
Date: Monday, June 24, 2019 11:14:22 AM

From: Beth Award <bethaward1@gmail.com>
Sent: Monday, June 24, 2019 10:25 AM
To: Communications, Comments <council@kingcounty.gov>
Cc: Beth Award <bethaward1@gmail.com>
Subject: Proposed Ordinance 2018-0241

Hi -

I ask you to please perform an environmental impact study on Proposed Ordinance 2018-0241. Our local farmlands are crucial to the food safety of our region, and I feel strongly that we preserve it, our rivers and our fisheries.

Thank you,
Beth Award
1434 31st Avenue
Seattle, WA 98122

--

Beth Award
Certified Yoga Teacher, E-RYT® 200, RYT® 500, YACEP®
Public & Private Instruction
Professional Organizing Consultant / Clutter Clearing
www.bethaward.com

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: FW: Voicing my support for an update to King County Zoning to support Cougar Crest Winery and others
Date: Friday, June 14, 2019 9:38:11 AM

From: Mitch Colleran <mitchcolleran@gmail.com>
Sent: Friday, June 14, 2019 1:58 AM
To: Communications, Comments <council@kingcounty.gov>
Subject: Voicing my support for an update to King County Zoning to support Cougar Crest Winery and others

Dear council,

As a King County native and resident, I'd like to voice my support for an update to the Zoning laws to support the businesses like Cougar Crest Winery that have organically grown as our region has transitioned from farming to a more dynamic economy.

Thanks for listening,
Mitch Colleran

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: FW: Winery Ordinance - Effect on 14701 148th Ave NE, Woodinville WA
Date: Thursday, June 13, 2019 3:14:32 PM

From: Sal Leone <leone@washingtonwine.com>
Sent: Thursday, June 13, 2019 1:08 PM
To: Balducci, Claudia <Claudia.Balducci@kingcounty.gov>; Lambert, Kathy <Kathy.Lambert@kingcounty.gov>
Cc: Camenzind, Krista <Krista.Camenzind@kingcounty.gov>; Communications, Comments <council@kingcounty.gov>
Subject: RE: Winery Ordinance - Effect on 14701 148th Ave NE, Woodinville WA

Ms. Balducci and Lamberts:

Although I was unable to attend yesterday, I understand that you heard public testimony but did not take a vote. Thanks you.

I was wondering if there is any consideration to granting existing property owners a grandfathering clause for those with an existing business as of January 1 2019 who had previously signed the settlement agreement?

Sal

From: Balducci, Claudia [<mailto:Claudia.Balducci@kingcounty.gov>]
Sent: Wednesday, June 12, 2019 10:33 AM
To: Sal Leone <leone@washingtonwine.com>; Lambert, Kathy <Kathy.Lambert@kingcounty.gov>
Cc: Camenzind, Krista <Krista.Camenzind@kingcounty.gov>
Subject: RE: Winery Ordinance - Effect on 14701 148th Ave NE, Woodinville WA

Good morning, Mr. Leone –

Thank you for writing again. We have been taking in many comments on this winery code proposal and I have sent out general responses to most of them. From my viewpoint, the current proposal is an attempt to balance many competing interests. For what it's worth, I can tell you that you are not alone in believing that we have failed to achieve an acceptable balance. The overlay boundaries were contained in the proposal that came over from the County Executive after they completed their stakeholder process and review. I believe that the main issue was keeping the overlays to the east of SR 202 and out of the valley floor itself. I have been attempting to review this code in terms of what makes sense and upholds my key priority of preserving the Sammamish Valley Agricultural area, while allowing for reasonable economic activity in Ag and rural areas.

Our public hearing is today, and I will share your message below with the other councilmembers for

consideration as we begin the final amendment and passage process. Thank you.

Claudia

P.S. Krista, please share with the other offices? Thank you.

From: Sal Leone <leone@washingtonwine.com>

Sent: Tuesday, June 11, 2019 5:40 PM

To: Balducci, Claudia <Claudia.Balducci@kingcounty.gov>; Lambert, Kathy <Kathy.Lambert@kingcounty.gov>

Cc: Communications, Comments <council@kingcounty.gov>

Subject: Winery Ordinance - Effect on 14701 148th Ave NE, Woodinville WA

Claudia:

Thank you for the follow-up on last weeks Winery Ordinance meeting but I was hoping you would specifically discuss my personal situation. I have sent at least two prior e-mails but have not received any response.

Although I signed a settlement agreement with the county, it appears that I will be the only winery & brewery to be closed down in the Woodinville area of unincorporated King County. My property is in neither Overlay A or Overlay B and is only 1.48 acres. Hence, I don't qualify for either a tasting room or a winery II and the Winery I classification is too restrictive to operate for a profit.

This does not make any sense considering:

My property is not adjacent to any farmland.

The city of Woodinville is across the street and immediately to the south of my property

My property is next to a sport field and a big parking lot operated by the county

My property is not in the Special Overlay Buffer

King County narrowly defeated annexing my property into the City of Woodinville by a narrow vote of 4-5.

My business is conducive to my neighbors.

Can you please respond to my concern and what is the solution. Please share this info with all of the council members so you may adopt an amendment to this ordinance. If writing is inconvenient, then perhaps we could meet somewhere.

Sal Leone

From: Balducci, Claudia [<mailto:Claudia.Balducci@kingcounty.gov>]

Sent: Tuesday, June 11, 2019 4:45 PM

To: Balducci, Claudia <Claudia.Balducci@kingcounty.gov>

Subject: Follow-up Questions from June 4 Community Meeting

Hello,

Thank you to everyone who attended the June 4th community meeting to discuss the Winery, Brewery, and Distillery code update currently being considered by the King County Council. We had a great turnout and a robust discussion with the audience. We were not able to answer all of the questions in the moment and have prepared written responses as promised. You can find the questions and answers attached to this email.

This document will be updated if more questions arise or if more information becomes available. We heard a few questions that were not directly related to the code update and will be answering those through other means.

The formal public hearing for the ordinance is tomorrow, Wednesday, June 12th at 10:30am on the 10th floor of the King County Courthouse in Seattle. I do not expect the Council will take action on the ordinance tomorrow as we will need time to think about the comments we hear.

Thank you for your continued engagement on this issue.

Claudia

Claudia Balducci

Metropolitan King County Council, District Six

King County Courthouse

516 Third Avenue, Room 1200

Seattle, WA 98104-3272

206.477.1006

claudia.balducci@kingcounty.gov

www.kingcounty.gov/council



This email and any response to it constitute a public record and may be subject to public disclosure.

From: [Communications, Comments](#)
To: [Auzins, Erin](#)
Subject: FW: Zoning on Woodinville Redmond Road
Date: Friday, June 14, 2019 9:38:23 AM

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

From: Renee Colleran <rcolleran@icloud.com>
Sent: Friday, June 14, 2019 6:31 AM
To: Communications, Comments <council@kingcounty.gov>
Subject: Zoning on Woodinville Redmond Road

Dear Council Members,

As a 64 year resident of Redmond and growing up on 45 acres on 116th in Redmond - I enjoy and value the thought out growth along Woodinville-Redmond road. The wineries bring vitality, diversity, jobs, a sense of community, a gathering place, and other businesses like restaurants to the area. I drive this road to work and back Monday through Fridays and for pleasure on weekends. The only time I try to avoid it is during concerts - and that is not a complaint just a smart move.

Sincerely
Renee Colleran

Renee Colleran. Sent from my iPhone

From: [Dwight Rousu](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Monday, July 15, 2019 10:18:48 PM

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,
Dwight Rousu

13824 NE 70th Pl
Redmond, WA 98052

From: [Elizabeth Standal](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Monday, July 15, 2019 8:59:58 PM

Dear Supervising Legislative Analyst Erin Auzins,

I urge you to refuse to pass any version of the Beverage Ordinance that has negative impacts on our environment and on hardworking farmers. Instead, please adopt the Friends of Sammamish Valley Amended Ordinance.

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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* 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.

For these reasons, I urge you to adopt the Friends of Sammamish Valley Amended Ordinance

that would protect the APD farmlands.

Sincerely,
Elizabeth Standal
13015 102nd Ln NE, #6
Kirkland, WA 98034

From: [Sherry Bupp](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Monday, July 15, 2019 8:02:37 PM

Dear Supervising Legislative Analyst Erin Auzins,

As a Redmond resident and voter, I have a great fondness for the Sammamish River, the valley that surrounds it, and the farmers who steward it. The Sammamish Valley Agricultural Production District (APD) is one of the most fertile valleys in the country. If farmed to full potential, the Valley could annually supply local organic vegetables to 80,000 people, at a value of \$54 million. These sustainable, high yields are essential as climate change decreases yields in the Midwest and California.

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

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* 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.

Once the farmlands have been developed, it would be virtually impossible to return them to farming. Please adopt the Friends of Sammamish Valley Amended Ordinance that would protect the APD farmlands.

Sincerely,
Sherry Bupp
8208 161st Ave NE Unit A403
Redmond, WA 98052

From: [Caryn Axelrad](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Monday, July 15, 2019 3:34:43 PM

Dear Supervising Legislative Analyst Erin Auzins,

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

The original ordinance is unfair to businesses operating within the Urban Areas who need to follow different rules and therefore have higher operating costs.

The Rural Areas do not have the infrastructure in place to handle tasting rooms, taverns, event centers, etc.; and will cause damage to the environment.

I love the area we live in and don't want to see it ruined.

Thank you very much
Caryn Axelrad

Sincerely,
Caryn Axelrad
16320 198th Ave NE
Woodinville, WA 98077

From: [Yvonne Brandon](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Monday, July 15, 2019 3:07:44 PM

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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* 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,
Yvonne Brandon

5415 159th Pl NE
Redmond, WA 98052

From: [Yvonne Brandon](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Monday, July 15, 2019 12:59:47 PM

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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* 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,
Yvonne Brandon

5415 159th Pl NE
Redmond, WA 98052

From: [LINDA Meredith](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Wednesday, July 10, 2019 9:54:09 PM

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.

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* 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,
LINDA Meredith

13562 Adair Creek Way NE
Redmond, WA 98053

From: [Pedroza, Melani](#)
To: [Auzins, Erin](#)
Subject: Fwd: King County Council public hearing June 12th
Date: Wednesday, June 19, 2019 1:17:52 PM
Attachments: [Letter for Barbara Lau.docx](#)
[ATT00001.htm](#)

I'm told you are managing the comments.

Melani

Sent from my iPhone

Begin forwarded message:

From: "larrycmartin@comcast.net" <larrycmartin@comcast.net>
Date: June 19, 2019 at 12:56:29 PM PDT
To: "Pedroza, Melani" <Melani.Pedroza@kingcounty.gov>
Subject: RE: King County Council public hearing June 12th

Dear Ms. Pedroza,

I am submitting the attached letter from Claire Thomas regarding the Root Connection farm in the Sammamish Valley for consideration as part of the hearing record in connection with the proposed Adult Beverage Ordinance. This letter was read during the public hearing conducted on June 12th by Barabara Lau, but a hard copy of the letter was not available at that time.

Thank you.

Larry Martin

From: Pedroza, Melani <Melani.Pedroza@kingcounty.gov>
Sent: Monday, June 10, 2019 7:36 PM
To: larrycmartin@comcast.net
Cc: Allende, Angel <Angel.Allende@kingcounty.gov>
Subject: RE: King County Council public hearing June 12th

Hi Larry,

Video is not something the Council allows for public testimony. You can submit a video on a drive or dvd and we can distribute it to the members.

Melani Pedroza

Clerk | Clerk of the Council's Office

516 Third Ave, Room 1200 | Seattle, WA 98104

206.477.1025

From: larrycmartin@comcast.net <larrycmartin@comcast.net>

Sent: Friday, June 7, 2019 4:14 PM

To: Pedroza, Melani <Melani.Pedroza@kingcounty.gov>

Subject: King County Council public hearing June 12th

Dear Ms. Pedroza,

I will be testifying at the Council hearing on June 12th regarding the proposed Adult Beverage ordinance. I want to project a short video from my laptop so that the images can be viewed, and the sound clearly heard, by the council members. Will the hearing room be equipped with a projector and an a screen or screens, or perhaps video monitors that I can use for this purpose? If yes, can I arrange for access prior to the start of the council meeting to verify that I am able to connect my laptop and that the system works properly?

Thank you.

Larry Martin

ROOTS OF OUR TIMES COOPERATIVE INC.

PO BOX 267 WOODINVILLE WA 98072 425 881 9895

Farm location 13607 Red-Wood Rd Hwy 202

root-coop@hotmail.com www.rootconnection.com

Our property has been in production for 32 years. It took 15 years to get it in full organic production. Current full production stats are:

10 acres can produce 10 tons per acre for a total of 100 tons annually of vegetables.

Market value estimated at \$4,000 per ton or \$400,000 for 10 acres.. Our costs of production run at 94% of gross value in an average year. Farming is an expensive and hard occupation with small financial return. Why do we do this? We can provide fresh organic vegetables for 1,000 families, or 4,000 people annually just on 10 acres. We also donate over 1,000 lbs annually to a local foodbank and provide another 1,2000 lbs annually to families in need through an associated non-profit called Farms for Life. There are 6 other local farms who also distribute through Farm for Life.

This ill-conceived proposed change to the agricultural area comes at a time when there is an increased interest from younger farmers who are starting up their own small farms in the valley. It also comes at a time when there is already increased pressure from run-off from new construction on the hills opposite the farmlands. At the Root Connection we have lost 3 acres of land at the front of the property that is now too wet to get early crops in. That amounts to 30 tons per year that could have been produced.

This only benefits a special interest group!. It will make money for a few, and drive the farmers out. It will destroy the existing farmland through run-off. It will pollute existing wells and affect the underground artesian streams that run everywhere in the valley.

It will destroy all chances of our local food supply security which is and will become more important as climate change continues and we become more dependent on produce from far away places which will continue to become more difficult to change. If you don't believe in climate change, maybe ask a farmer?

Sincerely

Claire Thomas

General Manager

Roots of Our Times Cooperative, The Root Connection CSA Farm

From: [Dorothy Saarinen](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Tuesday, June 18, 2019 7:00:40 PM

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.

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* 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.

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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,
Dorothy Saarinen

13800 162nd Ave NE
Woodinville, WA 98072

From: [Ronald Saarinen](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Tuesday, June 18, 2019 1:07:45 PM

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,
Ronald Saarinen

13800 162nd Ave NE
Woodinville, WA 98072

From: [Susan Tucker](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Tuesday, June 18, 2019 10:49:09 AM

Dear Supervising Legislative Analyst Erin Auzins,

I recently moved to the Woodinville area and the primary reason for that was that I was tired of the unregulated sprawl and over building in the Bellevue Redmond area. Apartments, multi-use buildings and commercial buildings are going in without consideration of the residential areas around them. There is also no consideration of the amount of traffic that results from this uncontrolled growth. Please don't allow destruction of our wonderful valley!

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It makes absolutely no 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.

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

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

Sincerely,
Susan Tucker
16223 NE 153rd NE
Woodinville, WA 98072

From: [Teresa m](#)
To: [Auzins, Erin](#)
Subject: The Beverage Ordinance puts King County farmers out of business
Date: Thursday, June 13, 2019 1:37:51 PM

Dear Supervising Legislative Analyst Erin Auzins,

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

Sincerely,
Teresa m

18107 96th ave NE
bothell, WA 98011

From: [Serena Glover](#)
To: [Auzins, Erin](#)
Subject: Beverage Ordinance Hearing Testimony
Date: Thursday, June 13, 2019 10:53:34 AM
Attachments: [Testimony for June 12 Beverage Ordinance Hearing.docx](#)

Erin, please submit my testimony from yesterday to the official record.

Thank you,

Serena Glover

Testimony for June 12 King County Council Hearing on Beverage Ordinance 2018 – 0241

Dear King County Councilmembers,

The Beverage Ordinance is not about real WBDs that actually make alcoholic beverages. Regardless of whether they are called remote tasting rooms, bars, event centers, wine bars or taverns, this Ordinance is about drinking places – places where customers come to drink and where no real beverage making occurs.

The Sammamish Valley (SV) is ground zero for the Ordinance. Not one of the violators or land speculators pushing for this Ordinance really want to make product at their locations. They want drinking places, and they want them in the rural area where it is less expensive to operate.

The Overlays open the Sammamish Valley RA to drinking places. But that is just the tip of the iceberg. The loose way in which the definitions of WBDs are written, coupled with how WA State liquor laws work, makes it possible for a location to call themselves a winery while only storing a couple of barrels in the corner, and then bring in quantities of wine from a sister winery located elsewhere. Square footage that typically would be used for wine making equipment is then used as “tasting room” space, which then operates in a way that would be typically described as a bar. Parking is tied to square footage of tasting space. Matthews, already operating in the Sammamish Valley, is the bellwether example of this approach.

We have had a number of experts look closely at the interaction of the Ordinance WBD language with WA State liquor laws. We are extremely concerned by what this Ordinance actually allows, perhaps unintended, when you look carefully at the important details. The devil is always in the details.

Matthews has also discovered how to use this same path to make their large bar legal under the Ordinance as a “winery”. Please see Exhibit 29 for an email from them to two Councilmembers which discusses their plan.

As you have already heard and you will see through extensive photographic evidence in the Friends of Sammamish Valley hearing testimony binders, these “tasting room” locations operate like bars. So, in effect, the Ordinance opens up the Rural Area throughout King County to large bars on 2.5 and 4.5 acre lots, with all the negative impacts.

The Beverage Ordinance is really about drinking places, not real WBDs, and it impacts all of rural King County.

"Please vote NO on this Ordinance. A yes vote without injunctive relief would be destructive to the Sammamish Valley. Alternatively, please conduct an EIS which would give all stakeholders an opportunity to understand the real impacts of the Ordinance.

Thank you,

Serena Glover
ED, Friends of Sammamish Valley