

Received 12/4/19
Full Council

Parcel #152605-9051 Proposal to add to Overlay A

Contact: mike@tenhulzen.com / 425-864-6021

Geography:

1. Bordered by landscaping company to the north, KC park to the west, commercial-zoning to the south, and Woodinville Chamber, Woodinville Wine Country & Visitors Center to the east.
2. Outside the Agricultural Production District boundary.

Ownership:

1. Michael and Traci Tenhulzen purchased 9/13/19.
2. Tenhulzen name is respected for quality and integrity with dozens of successfully permitted residential remodels in KC.
3. No connection to prior owner, winery, brewery or distillery.

Precedence:

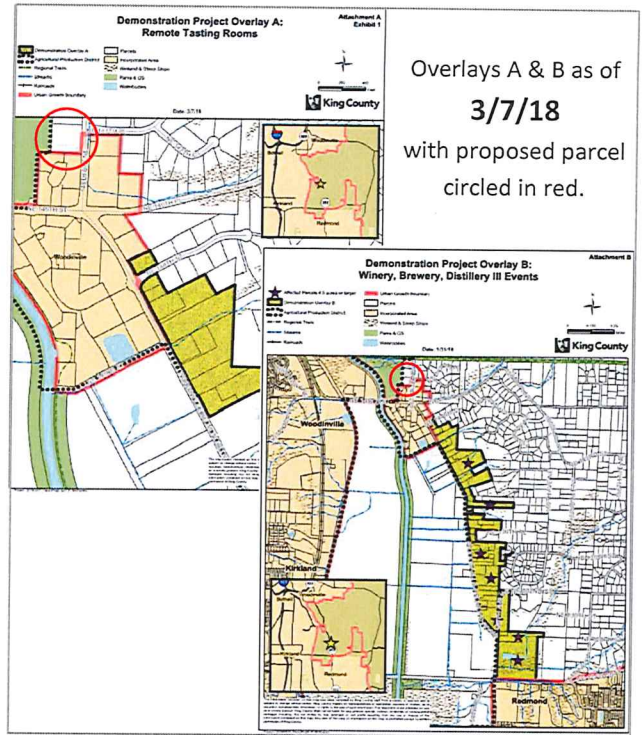
1. Sheryl Lux, KC Code Enforcement Manager removed code violations from property title to allow purchase and sale transaction from prior owner, Sal Leone.
2. Feliciana tasting room added to Overlay A some time between 3/7/18 and 3/4/19.

Existing conditions:

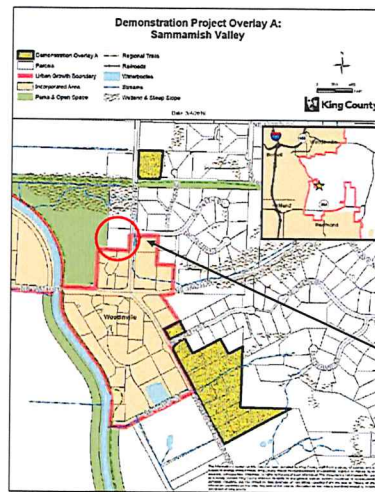
1. 4 structures used as tasting rooms since 2014.
2. Existing leases through 4/2021 w/ 3 year extension option.
3. 60% impervious surface since 2005.

Proposed plan:

1. 40% impervious surface or less (20% reduction).
2. Environmentally-responsible farm to table Bed & Breakfast.
3. Improved access and pedestrian safety.
4. Family-friendly Sammamish Valley experience.

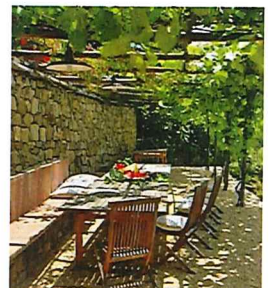


Overlays A & B as of **3/7/18** with proposed parcel circled in red.



Overlay A as of **3/4/19** with proposed parcel circled in red, added Feliciana tasting room.

Woodinville Visitors Center



Proposed

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**Impacts of KC Ord 2018-0241.3 on Rural Area Arterials, example
RA Lots on Rural Area Arterials greater than 2.5 acres***

Novelty Hill - 208th Ave NE - Union Hill -196th Ave Ne WBD II & III lots

Road Distance Approximately 4 miles, Area 1 square mile

WBD II lots 2.5-4.5 acres (3,500 sf structure) , WBD III lots = 4.5 to 10 acres (6,000 sf structure);
greater than 10 acres (8,000 sf structure)

Parcel Number *	Owner *	Address*	Acreage*	2018-0241 land use	Sub-divide (\$)	Potential build. sq.ft.
Novelty Hill Between 195th Ave NE & 208th Ave NE						
062506-9001	ROCKENBECK WILLIAM H	9500 195TH AVE NE 98053	5.27	WBD III		6,000
52506-9089	ROCKENBECK WILLIAM H	9430 195TH AVE NE	25.52	WBD III	Y	22,000
52506-9080	BRIAN R OLSON	19805 NE NOVELTY HILL RD	10.90	WBD III		8,000
052506-9018	STRAY SUNDAY		9.14	WBD III		6,000
052506-9006	THE SALMI FAMILY TRUST	20243 NE NOVELTY HILL RD	8.18	WBD III		6,000
052506-9101	THE SALMI FAMILY TRUST		8.35	WBD III		6,000
322606-9060	BAYVIEW FARMS LLC	20224 NE NOVELTY HILL RD 98053	22.20	WBD III	Y	16,000
322606-9012	19910 PROPERTY	19910 NE NOVELTY HILL RD 98053	34.51	WBD III	Y	35,500
052506-9102	STRAY FREDRICK M+FRANCES K		9.54	WBD III		6,000
322606-9064	SHELTON DANNY+MARIA T	10100 203RD AVE NE	2.93	WBD II		3,500
805350-0040	BEUCA PETRU+MARIA	10019 206TH AVE NE 98053	9.46	WBD III		6,000
052506-9064	SREEBALAJI K SANKARAN+M	20409 NE NOVELTY HILL RD 98053	4.48	WBD II		3,500
052506-9049	ORTON JONATHAN K+TAMM	20535 NE NOVELTY HILL RD	3.32	WBD II		3,500
052506-9048	CARROLL RICHARD R+SUSAN	20629 NE NOVELTY HILL RD 98053	3.67	WBD II		3,500
		RA lots on Segment > 2.5 acres	13			131,500

208th Ave NE between Novelty Hill and Union Hill

052506-9094	KEASEY RAYMOND L+JACKEL	9800 208TH AVE NE 98053	2.99	WBD II		3,500
052506-9106	TUNG JENNIFER PATRICIA	9710 208TH AVE NE	2.56	WBD II		3,500
052506-9045	YANKIS ROBERT T+JOAN M	9619 208TH AVE NE 98053	4.28	WBD II		3,500
052506-9001	HELDT DALE	9616 208TH AVE NE 98053	6.02	WBD III		6,000
052506-9044	LUCE ROGER W+ANN	9515 208TH AVE NE 98053	3.86	WBD II		3,500
052506-9027	GRANGE ROGER C	9504 208TH AVE NE 98053	2.67	WBD II		3,500
052506-9099	FERLEMAN JASON MDOWNI	20630 NE 92ND PL 98053	5.05	WBD III		6,000
052506-9032	MCDOWELL BROCK A+MARI	8814 208TH AVE NE 98053	7.91	WBD III		6,000
052506-9060	WOODS WEIGHTSTILL W		3.56	WBD II		3,500
052506-9031	WOODS W W		12.47	WBD III		8,000
052506-9016	JACOBS BRIAN C	8079 208TH AVE NE	32.41	WBD III	Y	24,000
052506-9068	HENRY JANIS CAROL		4.5	WBD III		6,000
052506-9024	MCKAY BRIAN B	8080 208TH AVE NE 98053	9.06	WBD III		6,000
052506-9021	MCKAY BRIAN B+COLLEEN	8030 208TH AVE NE 98053	9.44	WBD III		6,000
052506-9076	JACOBS BRIAN C	8071 208TH AVE NE 98053	4.41	WBD II		3,500
082506-9053	VEDIC EDUCATION&DEVELO	7305 208TH AVE NE 98053	6.32	WBD III		6,000
		RA lots on Segment > 2.5 acres	15			98,500

Union Hill Rd Frontage - between 208th Ave NE and 196th Ave NE

082506-9027 SHAH AMIT J	20515 NE UNION HILL RD 98053	3.41 WBD II		3,500
082506-9079 TEMKIN NANCY R+HENDRICI	7550 205TH AVE NE 98053	8.95 WBD III		6,000
082506-9080 AUGUSTO KAREN+JOHNSTO	7529 205TH AVE NE 98053	3.97 WBD II		3,500
082506-9009 UH 20326 LLC		19.47 WBD III	Y	14,000
082506-9103 NELSON BARBARA ESTATE OF		12.49 WBD III		8,000
082506-9013 NELSON BARBARA ESTATE O	20005 NE UNION HILL RD 98053	17.16 WBD III	Y	14,000
082506-9067 NELSON BARBARA J ESTATE+	19931 NE UNION HILL RD 98053	2.77 WBD II		3,500
	RA lots on Segment > 2.5 acres	6		52,500

196th Ave NE - between Union Hill and Novelty Hill

062506-9050 UNION SHARES LLC	19520 NE UNION HILL RD 98053	6.05 WBD III		6,000
052506-9070 STEEH KATHLEEN	8226 196TH AVE NE 98053	4.81 WBD III		6,000
062506-9017 UNION SHARES LLC		19.65 WBD III	Y	14,000
062506-9029 625069042RES L L C	8733 196TH AVE NE 98053	9.77 WBD III		6,000
052506-9041 MIX JASON DALE	8700 196TH AVE NE 98053	12.49 WBD III	Y	8,000
062506-9042 UNION SHARES L L C	8733 196TH AVE NE 98053	9.64 WBD III		6,000
	RA lots on Segment > 2.5 acres	6		46,000

Total Properties

Total Potential Commercial Space

40

328,500

* Data Source: King County Imap, Department of Assessments, property detail
 \$ Table illustrates potential for simplest subdivision for properties greater than 10 acres.

Redmond-Fall City Road 2 miles

WBD II lots 2.5-4.5 acres (3,500 sf structure) , WBD III lots = 4.5 to 10 acres (6,000 sf structure); greater than 10 acres (8,000 sf structure)

RA -5 lots From UGB to 228th

Parcel Number *	Owner *	Address*	2018- 0241 land Acraera use	Sub- divide (\$)	Potential build. sq.ft.
182506-9090	HAPPY VALLEY LLC	5304 192ND PL NE 98074	3.86 WBD II		3,500
182506-9096	MOHRHARDT JOHN		4.73 WBD III		6,000
182506-9067	MOHAMMED NAZEERUDDIN	5110 192ND PL NE 98074	5.19 WBD III		6,000
182506-9089	NORTH FIVE LLC	5016 192ND PL NE 98074	8.01 WBD III		6,000
172506-9082	KUO KUOCHEN	19818 NE 50TH ST 98053	5.60 WBD III		6,000
172506-9080	KUO KUOCHEN		5.43 WBD III		6,000
172506-9024	SGI LLC	20018 NE 50TH ST 98053	5.00 WBD III		6,000
172506-9127	SERRES WILLIAM F		5.92 WBD III		6,000
172506-9088	GLOVER ROBERT J+JULIA A	19820 NE 55TH PL 98053	5.06 WBD III		6,000
172506-9061	AYALA-PENA AURORA	5355 204TH PL NE 98053	3.96 WBD II		3,500
172506-9014	SERRES WILLIAM F	20306 NE 50TH ST 98053	6.63 WBD III		6,000
172506-9005	TREWIN CORKY		22.00 8-WBDII	Y	28,000
172506-9003	CARRIGAN ANDREW J	5703 208TH AVE NE 98053	18.10 7-WBDII	Y	24,500
172506-9039	FORMAN SANDRA	20871 REDMOND-FALL CITY RD 980	4.15 WBD II		3,500
172506-9008	AREHART SCOTT +FOTINI	21038 NE REDMOND-FALL CITY RD	7.26 WBD III		6,000
172506-9040	VEDIC EDUCATION & DEVELOPME		4.11 WBD II		3,500
162506-9026	NYMAN CHARLES E JR	21234 REDMOND-FALL CITY RD 980	2.86 WBD II		3,500
162506-9010	TAO TZU-HSUEN	21454 NE REDMOND-FALL CITY RD	6.11 WBD III		6,000
162506-9011	MCCARTHY MERRILEE ANN		4.44 WBD II		3,500
162506-9048	21708 FACILITY LLC	21708 NE REDMOND-FALL CITY RD	3.61 WBD II		3,500
162506-9013	NEILSON RUTH A	21822 NE REDMOND-FALL CITY RD	3.49 WBD II		3,500
162506-9044	NIELSON ANDREW	21862 NE REDMOND-FALL CITY RD	3.54 WBD II		3,500
162506-9018	COOPER WALTER J	22022 NE REDMOND-FALL CITY RD	2.56 WBD II		3,500
162506-9057	COOPER WALTER J	22040 NE REDMOND-FALL CITY	3.07 WBD II		3,500

TOTAL COMMERCIAL SPACE

157,000

124th AVE NE -Wood-Red rd to Avondale

WBD II lots 2.5-4.5 acres (3,500 sf structure) , WBD III lots = 4.5 to 10 acres (6,000 sf structure); greater than 10 acres (8,000 sf structure)

Parcel Number *	Owner *	Address*	Acrerage*	0241 land use	Sub- divide (\$)	Potential build. sq.ft.
262605-905:	T26 HOLDINGS LLC	12712 WOODINVILLE-REDM	28.82		y	40,348
262605-900:	TREEHOUSE RESORT AND SP	16024 NE 124TH ST 98052	18.50		y	8,000 event
252605-913:	WENTZ TYSON V	12604 167TH PL NE 98052	3.98			3,500
302606-901:	STOUT ALISON	12653 AVONDALE RD NE 980	9.76			6,000
339680-031:	WILKINS SUSAN MARGARET		2.50			3,500 Highgrove
302606-905:	GRUENDIKE LARRY+MARTIN	18445 NE 128TH WAY 98052	2.74			3,500
302606-905:	SIN TIONG WAH LLC	18728 NE 128TH WAY 98052	4.42			3,500
Name						
Site Address						
TOTAL COMMERCIAL SPACE						68,348

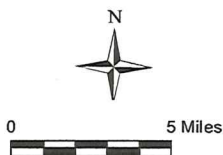
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2016 King County Arterial Functional Classification

Unincorporated King County Roads

- Principal (P)
- Minor (M)
- Collector (C)



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Full Council

I AM NANCY STAFFORD, CHAIR OF the Upper Bear Creek Community Council, WHICH has served for 20 years as a communication pipeline between the County and 22, 000 plus residents of our unincorporated area.

This proposed Adult Beverage Ordinance has been the subject of our Council Meetings where the majority of those attending indicated they were against the Ordinance..... and FOR the INTENT, MAINTENANCE, ENFORCEMENT and PROTECTION of the Boundary lines of the Growth Management Act.

In King County, we have seen many well intended projects meant to make improvements, some intending to protect resources, some for personal gains. What has been learned over and over again is that once you alter a natural site, it cannot be replaced or returned again to the original condition.

The Sammamish Valley is largely zoned as Agricultural land, a type of soil that when developed, cannot be "re-made" into agricultural production land again. NOW, Fresh fruit and vegetables are available here much of the year as well as acres of acclimatized landscape materials to choose from. The Valley is a quiet green-space, a very "endangered species!"

Within the City of Woodinville, there is space and infrastructure for legal "Adult Beverage" businesses...I encourage these establishments be developed there.

Former King Co. Executive Ron Sims and former King County Councilman Larry Phillips recognized the unique nature of this land and worked hard with success to keep it protected and preserved.

Each of you NOW too, have the opportunity to support preservation by voting NO on this proposed "Adult Beverage Ordinance".

Received 12/4/19
Full Council

December 1, 2019

King County Council Members

King County Executive Dow Constantine

RE: Proposed King County Ordinance 2018-0241

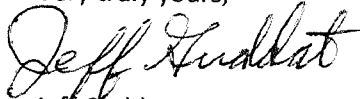
Honorable Members of the King County Council and King County Executive:

Soos Creek Area Response (SCAR) is an environmental education and advocacy organization focused on the Greater Soos Creek Watershed area of South King County. I am writing to convey our strong concerns surrounding the many potential impacts of passing proposed Ordinance 2018-0241, regarding the minimum parameters for establishing wineries along various corridors throughout King County. A number of other organizations have conveyed their many specific concerns as to potential environmental and infrastructure outcomes of the proposed legislation. SCAR shares their concerns.

We join arms in supporting the many organizations already on record regarding this proposed ordinance. It is obvious there has not been adequate research conducted to properly assess the many environmental and infrastructure impacts. The Greater Soos Creek Area is largely rural and home to a number of historic rural arterials that would be deleteriously-impacted by this ill-conceived legislation. Traffic congestion and roads and sewage treatment issues are but a few of the many areas of concern cited by other organizations on record.

Given the magnitude of the many potential far-reaching outcomes, we strongly urge a vote opposing passage of this ordinance. At minimum, a vote should be postponed beyond the planned December 4 voting date to allow time for an adequate assessment of this proposed legislation.

Very truly yours,



Jeff Guddat

President, Board of Directors

Soos Creek Area Response (SCAR)

Received 12/4
Full Council
Andrew Ely

Amendments to the Urban Growth Area

The following policies guide the decision-making process by both the GMPC and King County regarding proposals to expand the Urban Growth Area.

DP-14 Review the Urban Growth Area at least every ten years. In this review consider monitoring reports and other available data. As a result of this review, and based on the criteria established in policies DP-15 and DP-16, King County may propose and then the Growth Management Planning Council may recommend amendments to the Countywide Planning Policies and King County Comprehensive Plan that make changes to the Urban Growth Area boundary.

DP-15 Allow amendment of the Urban Growth Area only when the following steps have been satisfied:

- a) The proposed expansion is under review by the County as part of an amendment process of the King County Comprehensive Plan;
- b) King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation to the King County Council on the proposed amendment to the Urban Growth Area;
- c) The King County Council approves or denies the proposed amendment; and
- d) If approved by the King County Council, the proposed amendment is ratified by the cities following the procedures set forth in policy G-1.

DP-16 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space
 - 1) is at least four times the acreage of the land added to the Urban Growth Area;
 - 2) is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
 - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

functions and is critical for salmon recovery. The location of the Rural Area, between the Urban Growth Area and designated Resource Lands, helps to protect commercial agriculture and timber from incompatible uses. The Rural Area, outside of the Rural Cities, is to remain in unincorporated King County and is to be provided with a rural level of service.

Rural Area

Goal Statement: *The Rural Area provides a variety of landscapes, maintains diverse low density communities, and supports rural economic activities based on sustainable stewardship of the land.*

DP-45 Limit growth in the Rural Area to prevent sprawl and the overburdening of rural services, reduce the need for new rural infrastructure, maintain rural character, and protect the natural environment.

DP-46 Limit residential development in the Rural Area to housing at low densities that are compatible with rural character and comply with the following density guidelines:

- a) One home per 20 acres where a pattern of large lots exists and to buffer Forest Protection Districts and Agricultural Districts;
- b) One home per 10 acres where the predominant lot size is less than 20 acres; or
- c) One home per five acres where the predominant lot size is less than 10 acres.
- d) Allow limited clustering within development sites to avoid development on environmentally critical lands or on productive forest or agricultural lands, but not to exceed the density guidelines cited in (a) through (c).

DP-47 Limit the extension of urban infrastructure improvements through the Rural Area to only cases where it is necessary to serve the Urban Growth Area and where there are no other feasible alignments. Such limited extensions may be considered only if land use controls are in place to restrict uses appropriate for the Rural Area and only if access management controls are in place to prohibit tie-ins to the extended facilities.

DP-48 Establish rural development standards to protect the natural environment by using seasonal and maximum clearing limits for vegetation, limits on the amount of impervious surface, surface water management standards that preserve natural drainage systems, water quality and groundwater recharge, and best management practices for resource-based activities.

DP-49 Prevent or, if necessary, mitigate negative impacts of urban development to the adjacent Rural Area.

DP-50 Except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report), limit new nonresidential uses located in the Rural Area to those that are demonstrated to serve the

Andrew Ely Page # 1

Received 12/4
Full Council
Speaker #30

From ANDREW CHRISTIAN ELY
STEWARD in the Sammamish Valley APD
And Farm Educator/Naturalist
December 4, 2019
King County Council Meeting

Thank you Council Chair,
I would like to use my time to ask five questions. If you wouldn't mind providing the full time needed for me to ask these questions, that would be much appreciated.

Questions 1)

Would you classify the following as "rural economic activities based on sustainable stewardship of the land?" with reference to the Rural Area Goal Statement of the County Planning Policies? (see printed page 29)

- 1 Retail sales of shoes
- 2 The Raising of cattle
- 3 Harvesting cattle
- 4 Manufacturing of leather
- 5 Manufacturing of shoes

5a. Retail sales of shoes that are produced in the context of examples 2 through 5

Question 2)

Does the current "Demonstration Overlay A" in Ordinance 2019-0241.X allow for established tasting rooms to operate in a Rural Area that was not initially designed for that use?

Question 3)

Does "Demonstration Overlay A" effectively change the Urban Growth Boundary to make room for flourishing small businesses to continue to operate?

Question 4)

Did "demonstration Overlay A" go through process of "Amendments to the Urban Growth Area" in Development Patterns-14 through DP- 20 as outlined in in the Countywide Planning Policies (CPPs, page 22)?

Question 5)

How can the trust of King County be regained to represent the voice of Rural Area and Resource Land based communities, such as the Sammamish Valley to preserve, protect and most importantly IMPROVE the social, economic and ENVIRONMENTAL health of these communities?

Question 6)

Does the new version of the Adult Beverage ordinance provide definition to "Remote Tasting Rooms" and a clear pathway for them to identify where they can be located and operate legally, beyond the time of the demonstration overlay?

Based on my research of the answers to these questions, the Demonstration Overlay that is being proposed seems to effectively bring some businesses that have been operating as commercial retail store fronts (similar to the shoe store, as demonstrated above) into compliance in an area that was not designed for their use. "Demonstration of Rural and Urban land use is exhibited by more than 100 surrounding WBDs and Tasting rooms.

Andrew Ely Page #2

Lastly,

The identified concerns for me, and identified by many others are:

safety of people

Health of our natural resources

Just economic growth

And a better sense of our local communities

Setting a precedent for local businesses and how they interact with policy

Would you be willing to make amendments to the current Adult Beverage ordinance to include requirements for retail businesses operating in Rural Area and Resource Lands to be required to report publicly:

- 1) The ecological impact of their business Quarterly as assessed by a qualified third-party at the cost of the business in operation.
- 2) Their efforts to support local charities and social justice efforts
- 3) Local economic impact of their business
- 4) Local production and processing of food to reduce the need for long distance transport.

Lets solicit democratic by process through community input and oversight to develop some Standard Operating Procedures that would guarantee that these worries are not

This process would bring about a better integration of businesses, a better sense of community solutions and give our local stakeholders to be at the table of decision making for the impact of these businesses that are operating in Rural Area and Resource Lands, which ultimately are necessary for the health of the Ecosystem services we depend on.

Good morning. My name is Nancy Merrill of the Enumclaw Plateau Community Association. I speak today on behalf of four King County Rural Area Unincorporated Area Councils and Associations including the Greater Maple Valley UAC; Green Valley/Lake Holm Association; and Upper Bear Creek UAC. We cover much of King County's Rural Area stretching from the Snohomish County line to the Pierce County line, which also is home to most the Agricultural Production Districts. Approximately 100,000 people live within our service areas.

The proposed Ordinance will instigate sweeping long-term changes throughout King County's Rural Area. It will open our Rural neighborhoods and farmlands to retail sales outlets and event centers—a significant departure from decades of policies that have successfully protected thousands of acres of prime farmland and thousands more encompassing a wide variety of Rural neighborhoods and communities. It will result in major impacts to rural character and quality of life that will affect everyone—resident and visitor alike!

Our November 21 Written Testimony details our concerns and legal issues. In summary, we find that introducing such urban retail activities into our Rural areas will cause increased traffic in neighborhoods; parking issues on protected farm lands; safety issues on narrow roads; damaging water runoff; and unwarranted lighting and noise. Most alarming is how it would encourage speculative interests that are already threatening our farmlands by inflating prices beyond what farmers can afford to pay and make a viable business plan pencil out.

King County has the tools to manage these issues under its *existing* regulations and authority. A wide variety of business enterprises are accommodated in our Rural areas by existing codes that define Home Occupations, Home Industries, and Agricultural activities ranging from livestock to food production. Included are provisions for certain manufacturing uses such as wineries. To make matters worse, Home Occupations/Industries, currently legal uses, are being eliminated by this Ordinance.

Thus, it not the codes, but rather the County's failure to carry out its responsibilities to enforce the codes that precipitated this issue.

The proposed Ordinance has taken a tortured path resulting in unnecessary complexities, flaws, and loopholes. It does not solve the fundamental problems at hand here. Instead, it would reward a handful by legalizing activities that would open up our Rural areas for a vast expansion of high-impact retail businesses.

The problems that led to this ordinance are few and concentrated in the Sammamish Valley. With such a contained set of problems, why would the County enact such sweeping changes affecting the entire Rural Area?

Consequently, We urge you to reject the proposed Ordinance and to implement the simplest and best solution—begin effective enforcement of current County Code. That includes limiting sales to products produced on site, which the proposed ordinance inexplicably eliminates.

Thank you.

Received 12/4
Full Council

Letters To The Editor

Lynn Lew

Don't allow the rural King County commute to become a pub crawl

Dec. 3, 2019 at 12:21 pm



By Letters editor

The Seattle Times

The rural King County commute will be severely lengthened if the Metropolitan King County Council passes ordinance 2018-0241, the Winery Code Update, Wednesday, Dec.4.

The ordinance permits development of properties greater than 2.5 acres along rural arterial roads by the alcohol industry. Roadside farms and rural residences will be rezoned to permit drinking establishments of up to 8,000 square feet. Rural arterials and highways (202, 203, 167, 526, 900, Issaquah-Hobart, Maple Valley, etc.) from

Enumclaw through Duvall, and east to Snoqualmie; hundreds of roadside properties; and miles of rural roads will be impacted as wineries, breweries or distilleries (WBD) force land owners out through land speculation and increased taxes.

In one square mile of rural Redmond, 40 lots will have more than 325,000 square feet of permitted WBDs. The alcohol industry will overwhelm our two-lane roads, with left turns and roadside parking during commuter happy-hour traffic. Commutes to/from rural towns and suburbs will get much longer and more dangerous, as happens in the Sammamish Valley.

Tell the King County Council that our commute shouldn't be a dangerous pub crawl.

Barbara Lau, Redmond, Friends of Sammamish Valley

Letters editor: letters@seattletimes.com;

First Draft for interested parties and Tammy's EYES ONLY

Revd 12/4/19.
Full Council

FCC Speech #1 - Save Sammamish Valley for future generations worldwide

From: Jon Shaughnessy, **360/201-5145**, Redjon76@yahoo.com

To: King County Council

CC: [after approval] media, FoSV, . . .

4:15 am Wednesday, 12/4/19

for FCC

Foreword:

- a. We are three representatives of the Friends of Climate Care who drove all the way down from Bellingham, WA, to help you take good care of the Sammamish Valley.
- b. For the record, we are:
 - > Keith Perry, a veteran of the Battle of Seattle, 1999,
 - > Aggie _____, a grandmother who cares about the seventh generation and all of our collective grandchildren, 8 billion and counting
 - > Jon Shaughnessy who will speak for the three of us in the interest of time so you can defeat this proposal as soon as possible
- c. Thank you for listening to us, from Whatcom County, in recognition of the impact the wrong decision to day would have beyond your county lines.

not
new
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transfer

WHAT IS YOUR PLAN FOR THE REST OF OUR STATE OF WASHINGTON?
WHAT IS YOUR PLAN FOR THE REST OF THIS CENTURY?

1. We, THE PEOPLE OF THIS GREAT NATION, are no longer in doubt about the cold hard facts that:
 - A. Decisions we make in one place have ~~no~~ consequences in many other places.
 - B. Decisions we humans have made over the past 100 years have had impacts on our climate, both in our valleys and local jurisdictions and far beyond our counties, states, farmlands, front lawns, and back yards.
 - C. NIMBY is short for NOT IN MY BACK YARD and is used as an insult hurled by developers who lie about everything, including the idea that people who rise up in defense of their beautiful Sammamish Valley don't care about people like us.
2. We have gotten to know these people and we know who our friends are.
3. Friends don't let friends get their rich soil paved over for another parking lot for another wine bar.
4. Friends of Climate Care join with Friends of Sammamish Valley and true friends of the earth, as well as caring Republicans and fiscally conservative Democrats, and ask you to please protect jobs and farms in your county and the tax base you need to protect, and come up with something a lot better for our collective future.
5. Seriously.
6. Your predecessors on the County Council and in the State Legislature crafted ordinances and laws that protected your agricultural lands so Washington State in general and King County in particular could balance the need for good food, spectacular landscapes, and a growing economy.
7. YES, that is as complicated as it sounds.
8. YES, you have done it before and you can do it again.
9. And YES, we are counting on you to do the right thing here and now.
10. THANK YOU FOR CARING ABOUT US. WE THE PEOPLE WILL THANK YOU AFTER YOU DEFEAT THIS PROPOSAL.

Dear Council Members-

I am a 30 year resident ^{1/2 regular voter} ~~in a neighborhood~~ in the Sammamish Valley area ~~as well as a regular voter~~. You are at the point of decision-making, at the point of determining the future of this precious resource. You can vote to go with the business violators. You can vote to try to bring in more revenue by expanding this area commercially, ^{reducing farms} which is what this Ordinance allows. You can sanction loopholes, land speculation and environmental degradation.

However, you can decide to protect a vital area as the ^{existing laws} ~~past code~~ intended. You solve the problems by enforcing the current code. ~~You can stand your ground and do the right thing. You can protect this valuable valley.~~ You can keep the cost affordable for farmers. You can recognize that the infrastructure does not exist for this ordinance. If the Pandora's Box of commercialization is sanctioned, there's no going back. You can and should do the right thing for the Sammamish Valley. We will all be watching. What will be your legacy to this area?

I ask you to please vote NO on the Ordinance and ^{direct} ~~ask~~ the Executive to start enforcing the existing code.

Suzie Ramey

13323 157th Ave NE

Redmond 98052



**PUGET
SOUNDKEEPER®**

November 27, 2019

King County Council
516 Third Ave, Room 1200
Seattle, WA 98104
By email: council@kingcounty.gov

Re: Ordinance 2018-0241

Dear Councilmembers McDermott, Reichbauer, Dunn, Kohl-Welles, Gossett, Dembowski, Upthegrove, Lambert, and Balducci:

Puget Soundkeeper's mission is to protect and preserve the waters of Puget Sound, from snowcaps to whitecaps. We are committed to stopping water pollution at the source so that one day, all of our waters will be swimmable, fishable, and drinkable. Soundkeeper has a long history of deep engagement on stormwater pollution, including advocating for stormwater solutions.

Stormwater is the number one vector for toxic pollution resulting from every day activities that threatens Puget Sound.¹ A single paved acre in Seattle results in a million gallons of stormwater runoff annually. With an average annual rainfall at SeaTac airport of 38.2-inches, the Puget Sound basin sees an average of more than 370 billion gallons of stormwater runoff from impervious surfaces each year.² The Department of Ecology estimated that, each year, between 14 – 94 million pounds total of toxic pollution enters Puget Sound via stormwater. Of this toxic pollution, between 13-92 million pounds (over 90%) is in the form of oil or grease, and specifically, 7.9 – 55 million (58%) is petroleum.³ These toxic chemicals can kill coho salmon within hours of exposure, a condition now called Urban Runoff Mortality Syndrome, or "URMS." Toxic pollution not only impacts salmon, but our endangered Southern Resident Killer

¹ DeWeerdt, Sarah. "Citizens now the leading cause of toxics in Puget Sound." Salish Sea Currents, October 7th, 2014. Available online at: <https://www.eopugetsound.org/magazine/toxics>. Last Accessed November 26th, 2017.

² Milesi, Carla. "Stormwater Facts." 2015 Puget Sound Fact Book. Last Accessed November 26th, 2017. Available online at: <https://www.eopugetsound.org/articles/stormwater-facts>

³ De Place, Eric. "HOW MUCH PETROLEUM ENTERS PUGET SOUND IN STORMWATER? Clearing up the confusion about stormwater pollution," January 13th 2010. Citing to the Washington Department of Ecology, "Focus on Toxic Chemicals in Puget Sound" (January, 2010). Last accessed November 27th, 2019. Available online at: <http://www.sightline.org/2010/01/13/how-much-petroleum-enters-puget-sound/>.

Whales as well – toxic contamination has been identified as one of the three primary threats to their continued survival.⁴

Despite the severity of our regions stormwater pollution problem, recent research demonstrates that filtering polluted stormwater runoff through a soil column of sand, compost and bark, can reduce salmon prespawn mortality (URMS) – in one study, it resulted in 100% survival of exposed juvenile coho. The soil filtration also prevented reproductive damage to tiny insects salmon eat.⁵ Strategically including or incorporating certain soil mixes, native vegetation and trees into developed landscapes results in capturing and infiltrating polluted runoff from rooftops, driveways, and other hard surfaces, preventing pollution from entering surface waters. This type of green infrastructure - including raingardens, filter strips, or riparian buffers - is the way of the future.

Recognizing that green infrastructure is the best method of treating and slowing polluted stormwater runoff, as a result of Soundkeeper and People for Puget Sound’s appeal of the 2007 Western Washington Phase I and II Municipal stormwater permits, the Pollution Control Hearings Board required permittees to adopt ordinances implementing Low Impact Development techniques as the preferred and commonly used approach. Ecology recently reissued the municipal stormwater permits in 2019. Phase I Permittees are now required to implement a program for Structural Stormwater Controls as part of their Stormwater Management Program (SWMP). Ecology aims this program toward retrofitting existing developed areas.⁶

Furthermore, one of the most important factors that can affect the quality of a surface-water body is the land use within its watershed. A number of studies have shown that the density of population and housing can affect the concentration of chloride, nitrate, and a variety of pesticides in streams that drain urban and suburban settings.⁷

Agricultural stormwater can cause surface and groundwater pollution. Explicitly exempted from coverage by the Clean Water Act, agricultural non-point source pollution (other than stormwater runoff from Concentrated Animal Feeding Operations, or “CAFOs”) is the leading source of water pollution to our nations rivers, streams and lakes. Conversions of wetlands to crop production and irrigation water diversions have brought many wildlife species to the verge of extinction. However, many farmers are also conservationists who by implementing best management practices, can and do protect water quality and wildlife habitat. Sustainable local farms can provide safe and healthy food alternatives for communities in Puget Sound while stimulating the economy.

⁴ Southern Resident Orca Task Force DRAFT Year 2 Report and Recommendations. October 4th, 2019. Available online at: https://www.governor.wa.gov/sites/default/files/YR2Report_DRAFT_V8.pdf. Last accessed November 27th, 2019.

⁵ McIntyre JK, Davis JW, Hinman C, Macneale KH, Anulacion BF, Scholz NL, and Stark JD. “Soil bioretention protects juvenile salmon and their prey from the toxic impacts of urban stormwater runoff.” *Chemosphere*. 2015 Aug;132:213-9. doi: 10.1016/j.chemosphere.2014.12.052. Epub 2015 Jan 6. Available online at: <https://www.ncbi.nlm.nih.gov/pubmed/25576131>. Last accessed November 27th, 2019.

⁶ Phase I Municipal Stormwater Permit, 2019, Factsheet. Available online at: <https://apps.ecology.wa.gov/paris/DownloadDocument.aspx?id=278983>. Last Accessed November 27th, 2019.

⁷ <http://www.waterencyclopedia.com/La-Mi/Land-Use-and-Water-Quality.html>

We support policies that protect agricultural lands from urbanization, as doing so protects against urban sprawl, encourages cities to become denser and more efficient, and preserves open space. We encourage the Council act consistently with the County's policy of protecting the environment and rural integrity of unincorporated King County. We are concerned that Ordinance 2018-0241 may have unintended consequences: namely, that proposed revisions may open the door to more (both more intense and more frequent) commercial uses in protected agricultural areas in unincorporated King County, inviting additional development and with it, the risk of additional toxic stormwater pollution and resulting degraded water quality.

The Sammamish River is a migration corridor for Sockeye, Coho, and most importantly, threatened Chinook salmon. The majority of these fish will die due to poor conditions in fresh water before even reaching the ocean. One significant problem is high temperatures and toxic runoff in the Sammamish River. The Sammamish Valley offers a critical place where habitat restoration could take place at a lower cost than in urban, developed areas. By further developing the Sammamish Valley, particularly in protected agricultural areas, adding additional impervious surfaces, conditions will likely deteriorate further for salmon. King County has made salmon recovery a priority, and many salmon restoration projects along the Sammamish River are already underway. We would ask that any code changes carefully consider these investments to ensure that they are not put at risk, which would not only jeopardize investments made in salmon recovery by tax-payers, but put salmon at greater risk. As such, we respectfully request that a full environmental review be conducted on the potential impacts of this ordinance before a final decision is made.

Thank you for the opportunity to comment on Ordinance 2018-0241. We look forward to continuing to engage with the Council on issues impacting water quality and salmon habitat.

Sincerely,

Alyssa Barton
Policy Manager
Puget Soundkeeper

Cc:

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- Bruce Johnson Woodinville

Received 12/4
Full Council

- VOTE NO on BEVERAGE ORDINANCE (Read entire note aloud to Council)

This is a statement from Terry and Dave Orkiola, who are unable to attend today.

We bought this acre in 1997, built a barn, got a horse and absolutely loved this place. We share a property line with Matthew's and our house is in line with their entertainment wine bar building. We had no problems with the original Namesake owner, who made wine there. This changed when the current owners moved the wine-making away and turned the property into a wine bar in about 2012.

The owners knew the zoning when they purchased Matthew's, which is in the back yards to about 9 houses.

When they were in full operation, they had music 6 days and nights per week. The music was so loud we could not have a conversation in our back yard. It seems they have toned down a bit, but fear they would go back to more frequent and noisy events if this ordinance passes and legitimizes them. Even as things are now, I wish that they would not be allowed to be a wine bar and we didn't have to listen to the drunk sing alongs 3 nights per week.

We watched them re-route a creek, fill in wet lands and clear acres of trees. We called the County when this was going on and got very little response.

This valley needs to be protected. Please vote NO on this ordinance.

Terry Orkiolla
425 806 0883

12/4/2019

BRUCE JOHNSON

16422 NE 148th PL, WOODINVILLE, WA

206-~~306~~605-0871