

WORKING DRAFT **POLICY RECOMMENDATIONS -** **STAKEHOLDER WORKSHEETS**

Sammamish Valley Wine and Beverage Study
June 23rd, 2016 Stakeholder Working Group Meeting

Sammamish Valley Area Wine and Beverage Study

Policy Worksheet

Purpose: Review working draft policy recommendations

The following worksheet provides goals and associated policy recommendations based on feedback and input provided by the stakeholder working group and public. The stakeholder working group walked through the worksheet as a group and evaluated each draft policy recommendation. We asked that each stakeholder working group member document their level of support for each policy by filling out the worksheet during our discussion.

The draft policy recommendations were organized under the categories below.

A. DEFINING AND IMPLEMENTING

B. WINE, BEVERAGE & TOURISM INDUSTRIES

C. TRANSPORTATION

D. AGRICULTURE AREAS & INDUSTRY

E. RURAL ZONED AREAS

A. DEFINING AND IMPLEMENTING

What we've heard: IMPLEMENTATION

- Enforcement needs to be a priority for the county
- Current regulations are difficult to understand and not well communicated
- Transportation impacts, especially related to events, need to be regulated and controlled

Policy Ideas

1. Review current methods and commit to a more consistent land use enforcement program in the Sammamish Valley
2. Create a wine and beverage industry tool kit and/or bulletin for prospective businesses
3. Establish a business license for wine and beverage establishments to assist with implementation efforts

What we've heard: DEFINING THE INDUSTRY

- Define the wine and beverage industry based on current trends and growth
- Better define the following:
 - Retail/tasting room facilities
 - Locations with both types of facilities
 - Events

Policy Ideas

1. Production Facilities: Define based on the size and scale of the facilities and use this definition to scale regulations
2. Limit impacts of tasting rooms through regulation of number of events, size of events and hours of operation
3. Develop new definitions for tasting rooms, winery production facilities and other associated uses

B. WINE, BEVERAGE & TOURISM INDUSTRIES

What we've heard: WINE AND BEVERAGE INDUSTRY

- Prosperous industry with continued growth opportunities
- Woodinville cluster is important asset
- There is a lack of suitable space for tasting rooms and wineries
- Compatibility with surrounding neighbors is a concern
- The rapid growth of the industry is impacting the surrounding community

What we've heard: TOURISM

- Synergistic to wine and beverage and agriculture
- Recognize the opportunity for coordinated tourist experiences
- Parking, transportation and circulation is a significant challenge
- The regional tourism market is competitive - there are other competing locations

Policy Ideas

1. Support development of a mixed use wine and beverage facility in Woodinville that supports the tourism industry (see the "Barlow" winery/mixed use facility in Sebastopol, CA)
2. Engage the Port of Seattle in supporting the wine industry in the Sammamish Valley and Woodinville
3. Engage the Port of Seattle in supporting the wine industry in the Sammamish Valley and Woodinville
4. Establish a Business Improvement District that includes wineries located in Woodinville as well as unincorporated King County
5. Consider creation of an agri-tourism district or overlay zone to concentrate wineries and tourism facilities

C. TRANSPORTATION

What we've heard:

- Walking and biking on SR 202 or 148th/140th is challenging
- Transportation impacts, especially related to events, need to be regulated and controlled
- Alternative forms of transportation and to and from the area should be explored

Policy Ideas

1. Study the feasibility of instituting weekend shuttle services from Marymoor or other appropriate park and ride lots
2. Explore the feasibility of a bicycle rental program
3. Explore funding mechanisms such as a Business Improvement District to fund alternative means of transportation (off site parking and shuttle system for example)
4. Develop long term east-west connections - Explore Eastside Rail Corridor concepts to develop a shared use path along 45th connecting to the Sammamish River Trail
5. Limit tasting room and other facilities that are accessed via shared private roads or driveways
6. Limit the operating hours or size of tasting rooms/event spaces to be outside of the PM peak hour

D. AGRICULTURE AREAS & INDUSTRY

What we've heard:

- Continue to limit retail and commercial activities on agricultural zoned lands
- Improve the economic viability of agricultural activities on these lands
- Limit retail/commercial activities to those are directly related to compliment agricultural production

Policy Ideas

1. Continue to support sales of locally grown products on agricultural zoned lands through current retail allowances
2. Limit changes to the current agricultural production zone rules and regulations
3. Explore greater flexibility on agricultural zoned lands not protected under the Farmland Preservation Program
4. Explore and facilitate additional development right purchases for agricultural zoned properties in the Sammamish Valley
5. Exempt wineries operating a vineyard in RA or AG zones from a conditional use permit
6. Direct wine and beverage industry growth to properties located along SR 202

E. RURAL ZONED AREAS

What we've heard:

- Limit negative impacts of wineries and tasting rooms on rural communities
- Support and like the proximity and small, rural tasting rooms
- Regulate wineries and tasting rooms through better definitions
- Regulate wineries based on production, size and scale

Policy Ideas

1. Regulate based on whether there is a production facility in King County versus a retail facility only (tasting room)
2. Regulate based on the size of the production facility (cases produced or overall square footage for example) and create greater flexibility for smaller scale production facilities
3. Limit the negative impacts of production facilities and tasting rooms on neighboring and adjacent properties
4. Develop regulations that limit hours of operation, special events and overall traffic to the facility where appropriate
5. Provide for home occupations and be clear about when tasting rooms/production can exist outside of home occupation
6. Change requirements for grapes to be grown to extend to all of Washington
7. Consider smaller lot requirements in study area for smaller production facilities
8. Consider allowing small residential owner occupied wineries that offer private tastings as a temporary trial permitted activity