

SAMMAMISH VALLEY AREA WINERY STUDY

Preliminary Policy Discussion

May 26, 2016 Stakeholder Meeting



Project Overview

STUDY PURPOSE

The primary objectives of the study are to develop policy and code recommendations for King County in the areas of economic development, transportation (including circulation, parking, and access), land use, and agriculture that support the following goals:

- > *Nurture the burgeoning wine and beverage industry in King County*
- > *Improve the interface of the wine related businesses with the surrounding communities*
- > *Honor the requirements of the Growth Management Act and the policies of the County's Comprehensive Plan as it relates to urban growth areas, farmland preservation and rural areas*

KEY TASKS

The following is an overview of the major tasks anticipated.

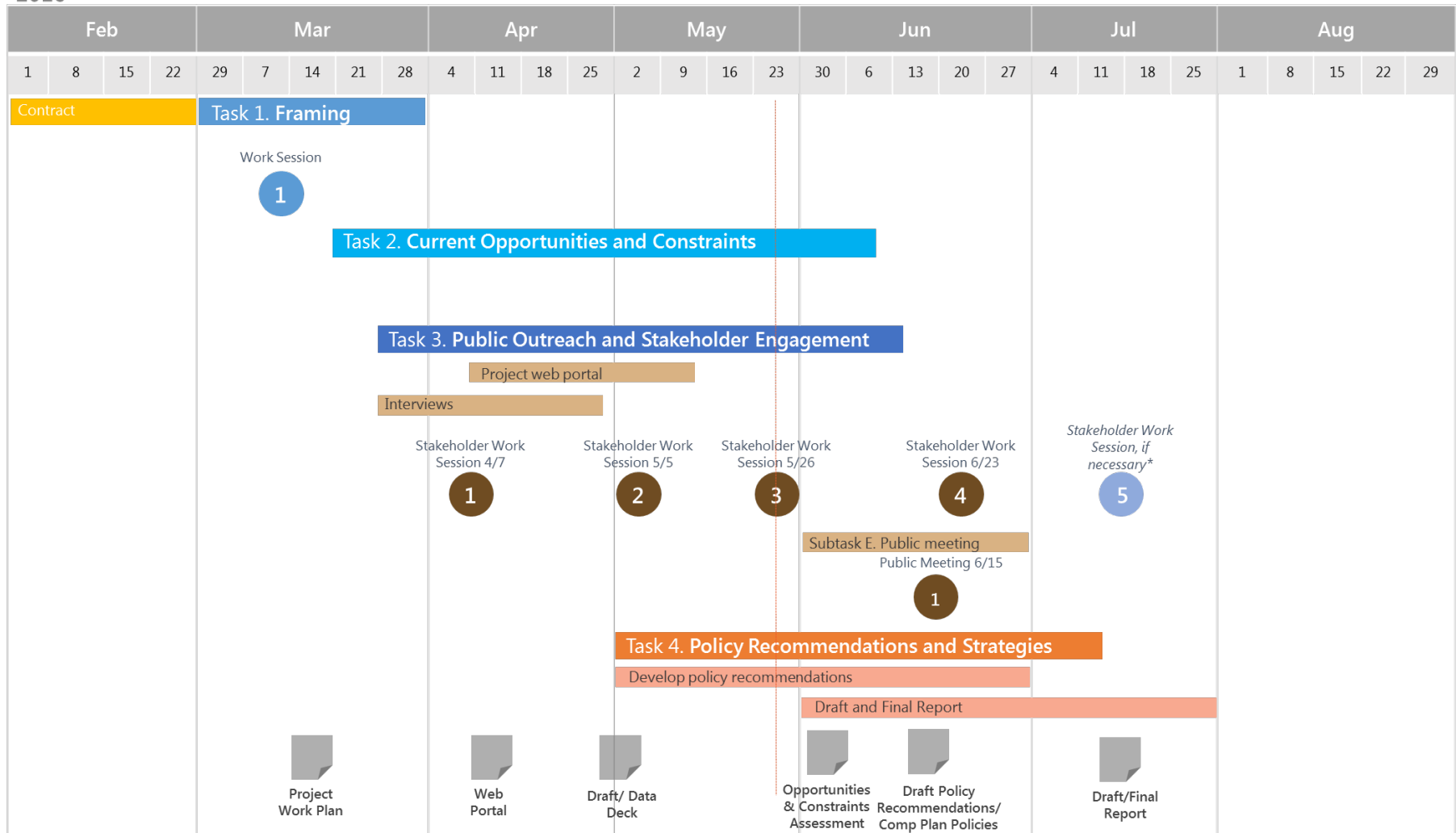
- ✓ Project Framing
- ✓ Stakeholder Interviews
- Existing Conditions Assessment
 - ✓ Industry Needs
 - ✓ Land Use
 - Transportation
- Public comments and meeting
- Stakeholder Workshops
- Policy Recommendations
- Draft Report

Project Schedule

Sammamish Valley Wine Area Study **Working Draft Schedule**

Updated May 19, 2016

2016



Meeting



Deliverable



Task Timespan

*Optional



King County



Setting Policy – Discussion for Today

Where we've been and what we've learned so far:

- > Review of industries in the Sammamish Valley
 - Wine and Beverage Industry
 - Agriculture
 - Tourism
- > Themes and focus areas from stakeholder working group

Desired outcomes for today's meeting:

- > Review of transportation conditions and impacts on community
- > Guidance on potential policy ideas for the County to consider

What We've Heard

WORKSHOP #1 THEMES

- > Define the study area
- > Accommodate growth of the wine industry within the City of Woodinville
- > Preserve and protect the agricultural lands and the rural area
- > Identify the character and ambience of the area
- > Address traffic and circulation; explore transit opportunities and bike-share
- > Maintain and improve the general quality of life for the residents of the rural area
- > Highlight tourism and hospitality opportunities

WORKSHOP #2 THEMES

Supply and Demand

- > Warehouse market prices challenge wine production in town
- > Cheaper business costs in unincorporated county; cheaper prices

Regulations

- > Need consistency among jurisdictions
- > Lack of regulation → confusion
- > Zoning can be an asset
- > Distinguish tasting rooms from wineries in the County's regulations and zoning
- > Enforcement → County accountability

Focus Areas

- > Focus on lot size requirements
- > Focus on transit solutions/circulators
- > Focus on compatible land uses

Opportunities and Challenges

KEY FINDINGS
FOR REFERENCE

Wine and Beverage Industry in the Sammamish Valley

> *Opportunities*

- Prosperous industry with growth opportunities
- Woodinville cluster is an important asset to the statewide wine industry

> *Challenges*

- Lack of suitable space for growth
- Compatibility with surrounding uses
- Impacts of growth on surrounding area

Agriculture Industry in the Sammamish Valley

> *Opportunities*

- Small farms
- Small to medium scale food production
- Local food interests
- Nurseries, flowers, sod

> *Challenges*

- Development pressure and encroachment
- Lot sizes
- Preservation

Tourism Industry in the Sammamish Valley

> *Opportunities*

- Synergistic to both agriculture and wine/beverage industry
- Opportunity to define agri-tourism for the region

> *Challenges*

- Transportation and circulation
- Competitive tourism market
- Coordination of various tourism experiences

Project Goals

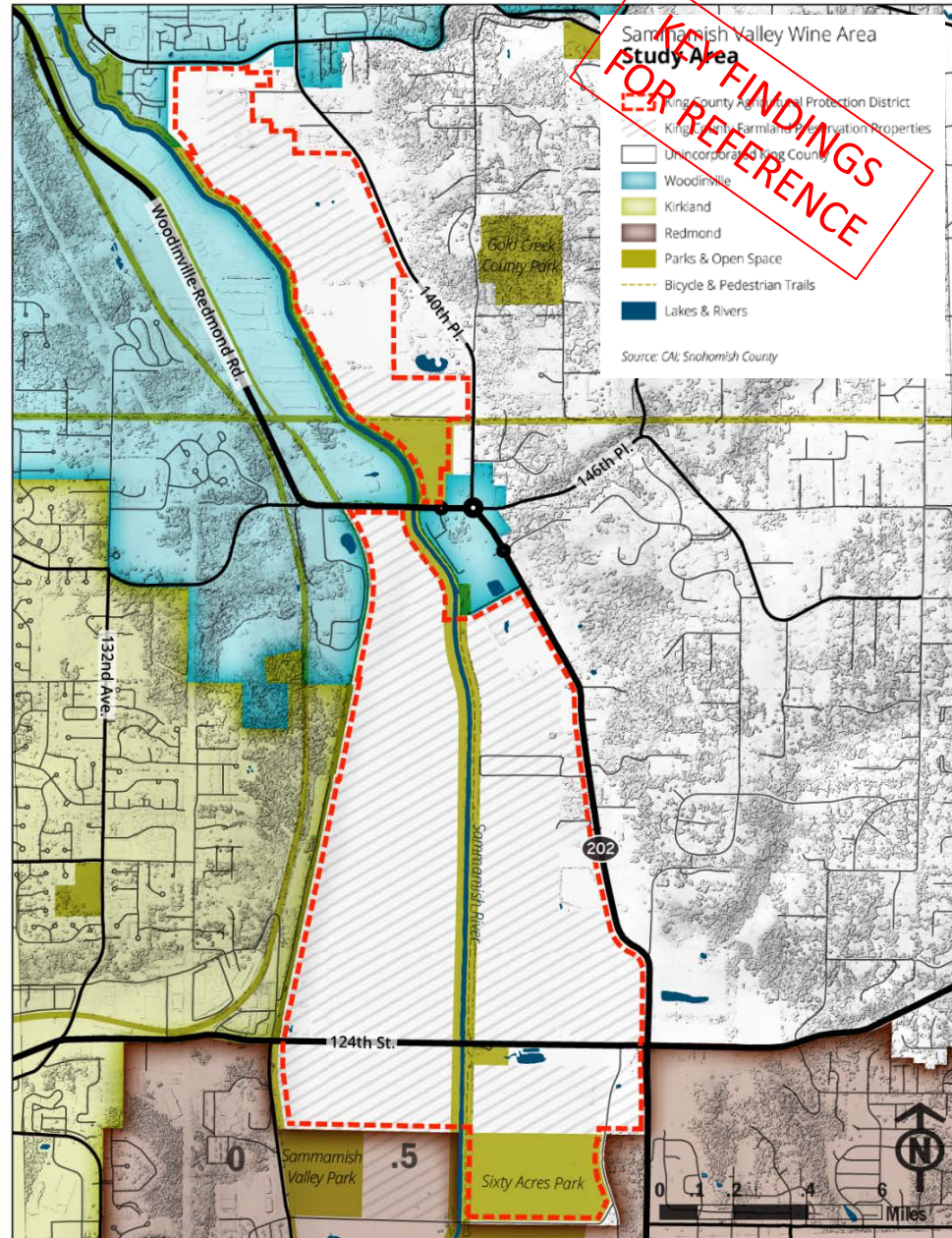
Industry

- > Accommodate and manage growth of the Wine & Beverage industry
 - Within the City of Woodinville
 - Within King County
- > Preserve and protect the agricultural lands in King County for food production and rural strategies
- > Foster tourism in the study area

Urban and Rural Planning

- > Preserve the character and ambience of the area
- > Address traffic and circulation; explore transit opportunities and bike-share
- > Maintain and improve the general quality of life for the residents of the rural area
- > Update regulations to be contemporary and enforceable

EXHIBIT 1. OVERVIEW MAP, SAMMAMISH VALLEY, 2016



Urban and Rural Planning

Questions Addressed

- What's King County's planning policy today?
- How is it impacting the local community, businesses and industry?
- Are there ways in which it can be improved?

Policy Today

Where can wineries/breweries locate in the Sammamish Valley today?

City of Woodinville

- Industrial zoned areas
- Industrial zoned areas with Tourist Overlay
- Hollywood District (Tourist Business Zoning)

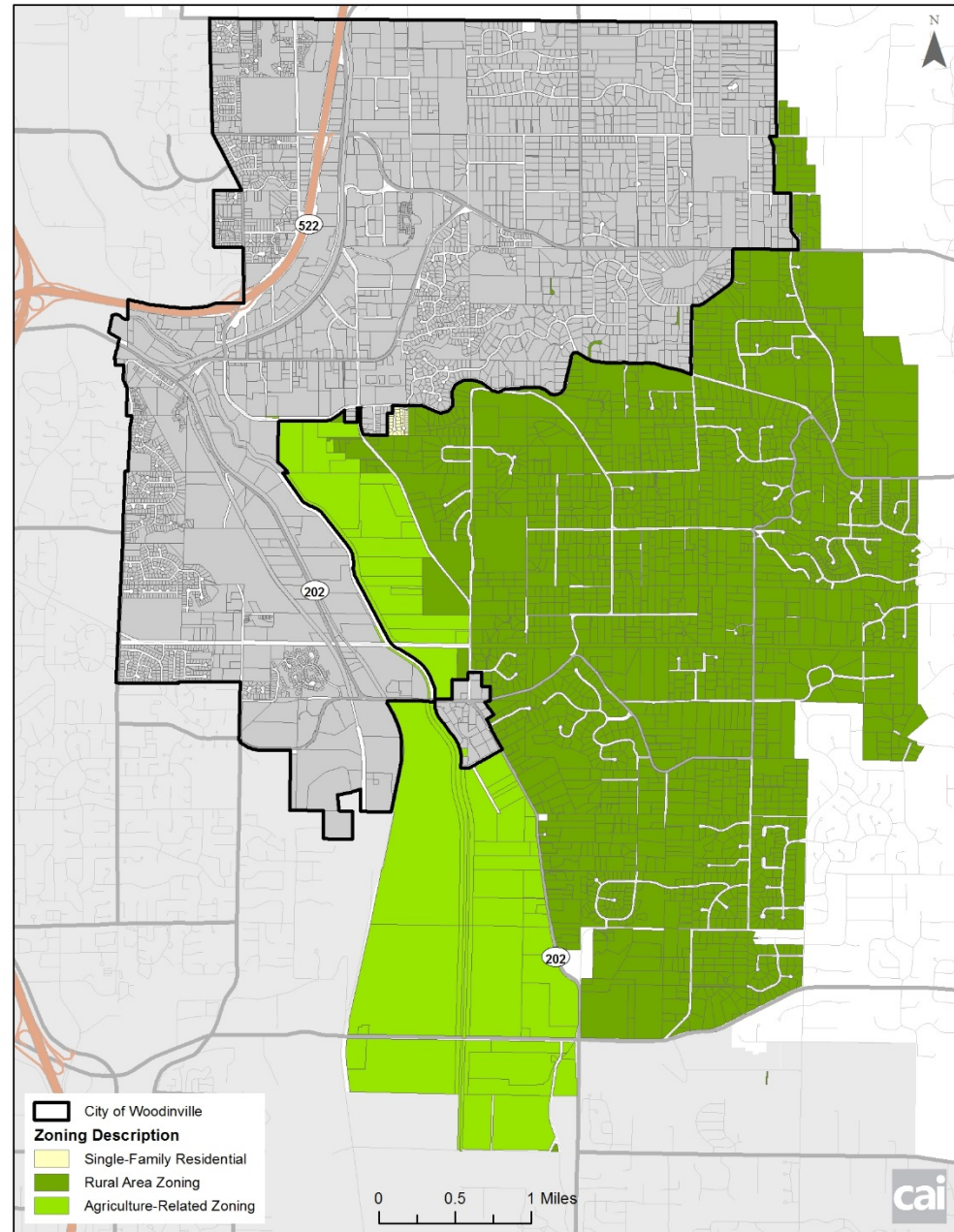
Unincorporated Agriculture Zoned Lands

- Agriculture Production District (A-10 Zoning)

Rural Zoned Lands

- Rural areas (RA-5 and RA-2.5 Zoning)

EXHIBIT 2. ZONING, SAMMAMISH VALLEY, 2016



Policy Today

How are they managed in these locations today?

Current Approach:

- > Permitted, accessory and conditional uses
- > Limits on size of facility based on size of lot or existing businesses/home
- > Minimum lot size requirements
- > Production process (produced on site or sourced from within region)
- > Parking
- > Special event permits
- > Liquor and Cannabis Board
- > Liquor and health department permitting
- > Public Health Permitting
 - Approved water source
 - Waste water disposal (septic)
 - Food permit

Note: Regulations regarding food permits are set forth in the Washington state food code (mirrored in the KC Board of Health Code) and are therefore not up for policy action as a part of the winery area study

Land Use Regulations Summary

KEY FINDINGS
FOR REFERENCE

Zone and Primary Use

A-10

Agriculture, single family residential detached (for farm owners and workers); purpose is to provide long-term protection for farmland in the county

RA-5

Residential, intended to preserve long-term rural character and avoid conflicts with resource lands; established where lot sizes were predominately greater than 5 ac but less than 10 ac prior to adoption of 1994 Comp Plan

RA-2.5

Residential, intended to preserve long-term rural character and avoid conflicts with resource lands; established where lot sizes were predominately less than 5 ac prior to adoption of 1994 Comp Plan

Accessory Uses for A and RA Zones

Home occupation KCC 21A.30.085

- A and RA Zones
- Permitted Use
- Must be operated by resident of dwelling unit
- Floor area not to exceed 20% of the dwelling unit
- Sales of items grown, produced or fabricated on-site are allowed; items that support agriculture are allowed on sites \geq 5 ac
- Max outdoor area: 440 SF (lot < 1 ac); 1% of lot size up to 5,000 SF (lot \geq 1 ac)

Home Industry KCC 21A.30.90

- A and RA Zones
- Conditional Use
- Must be operated by resident of dwelling unit
- Floor area not to exceed 50% of residential floor area
- Minimum 1 acre lot
- Sales of items grown, produced or fabricated on-site are allowed;
- Maximum of 6 employees on site

Retail KCC 21A.08.070(B)(7)

- A and RA Zones:
- Covered sales area not to exceed 2,000 GSF, as permitted use
- Site area must be 4.5 ac or larger
- 40% \geq gross sales must be sold by producers of primary agricultural products
- 60% \geq gross sales must be derived from products grown in Puget Sound counties
- Sales are limited to agricultural products and locally made arts/crafts

Manufacturing KCC 21A.08.080(B)(3)

- A zone only: Only allowed on sites where the primary use is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals Site area must be 4.5 ac or larger
- Floor area for processing not to exceed 3,500 SF (Permitted); total floor area of all structures not to exceed 8,000 SF (see below regarding conditional use requirements)
- Site area must be 10 ac or larger if total floor area of all structures is 6,000 SF or greater and at least 2.5 ac must be for growing agricultural products (Conditional)
- Min. 75' setback from adjoining residential and rural area zones
- 60% \geq products processed must be grown in Puget Sound counties
- Tastings allowed, space included in floor area limitation

Land Use Definitions

KEY FINDINGS
FOR REFERENCE

Zone/Regulation	Applicable Regulations
Current Definitions	<p>Winery – KCC 21A.06.1427 Winery: An establishment primarily engaged in one or more of the following: A. Growing grapes or fruit and manufacturing wine, cider or brandies; B. Manufacturing wine, cider, or brandies from grapes and other fruits grown elsewhere; and C. Blending wines, cider or brandies. (Ord. 15974 § 5, 2007).</p> <p>Home industry – KCC 21A.06.605 Home industry: a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the site as a residence. (Ord. 13022 § 7, 1998: Ord. 10870 § 161, 1993).</p> <p>Home occupation – KCC 21A.06.610 Home occupation: a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the site as a residence. (Ord. 13022 § 8, 1998: Ord. 10870 § 162, 1993).</p>

Draft Policy Ideas for Discussion

Defining the Beverage Industry

What we've heard:

- *Define the wine and beverage industry*
 - *Define production facilities*
 - *Define retail/tasting room facilities*
 - *Define locations with both types of facilities*
 - *Define events*

POLICY IDEAS

1. Production Facilities: Define based on the size and scale of the facilities and leverage this definition to scale regulations
2. Limit impacts of tasting rooms through regulation of events, traffic and hours of operation

Implementation

What we've heard

- *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. Increase land use enforcement efforts
2. Create a wine and beverage industry tool kit or bulletin for prospective businesses
3. Explore funding mechanisms such as a Business Improvement District to fund alternative means of transportation (off site parking and shuttle system for example)

Draft Policy Ideas for Discussion

Agriculture Production District (APD)

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*

Wine and Beverage Industry Uses Permitted through:

- Home Occupation allowance (permitted accessory use)
- Home Industry allowance (conditional use)
- Manufacturing allowance for winery/brewery/distillery

POLICY IDEAS

1. Continue to support sales of locally grown products on agricultural zoned lands
2. Support current size and scale requirements in agricultural zoned areas
3. Support the production and sale of agricultural related products on agricultural lands

Draft Policy Ideas for Discussion

Rural Zoned Lands

What we've heard:

- *Limit negative impacts of wineries and tasting rooms on rural communities*
- *Regulate wineries and tasting rooms through better definitions*
- *Regulate wineries based on production, size and scale*

Wine and Beverage Industry Uses Permitted through:

- Home Occupation allowance (permitted accessory use)
- Home Industry allowance (conditional use)
- Manufacturing allowance for winery/brewery/distillery

POLICY IDEAS

1. Regulate based on whether it's a production facility versus a retail facility (tasting room)
2. Regulate based on the size of the production facility (cases produced for example) and create greater flexibility for smaller scale businesses
3. Regulate the operations of tastings and associated impacts
4. Develop regulations that address the impacts of tasting room (such as events and hours of operation)

Next Meeting

- > **Focus on policy recommendations related to industry and planning goals**
 - High level comprehensive planning policies
 - Specific regulatory ideas and improvements
 - Economic development priorities
- > **Discussion of feedback from public meeting and website comment tool**

Appendix

Parcel Analysis

- Exhibit 14 illustrates the land uses across Woodinville and the Sammamish Valley
- Parcels characteristics are analyzed based on their zoning designations – rural and agriculture designations (Exhibit 3)

EXHIBIT 3. PARCEL CHARACTERISTICS, SAMMAMISH VALLEY, 2016

Parcel Characteristics by Zoning

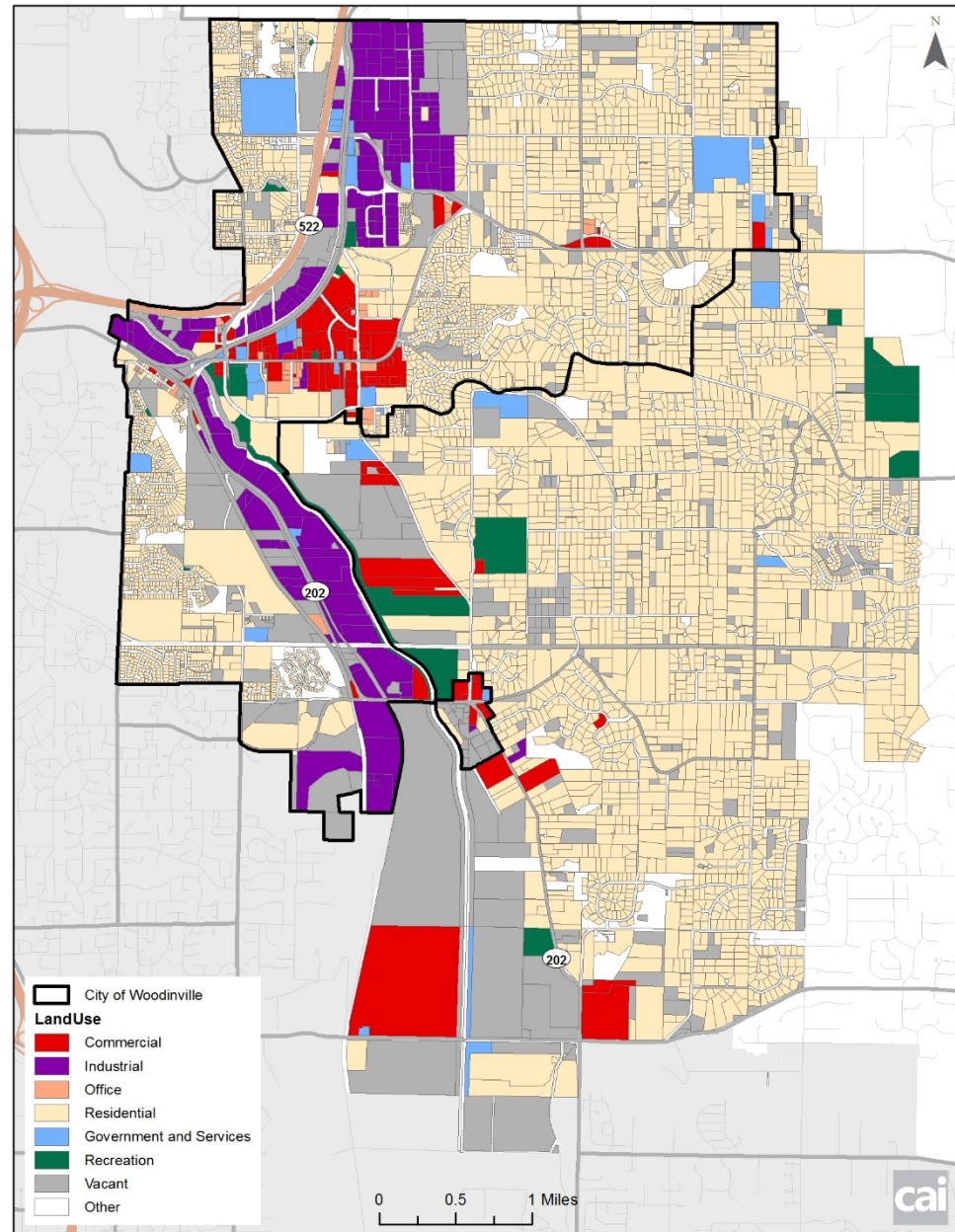
Rural Zoned Lands (RA 2.5 and RA 5)

Average Acres	1.4
Average Land Value	\$316,267
Average Improvement Value	\$365,424
Average Floor Area Ratio (FAR)	0.07

Agriculture Zoned Lands (A-10)

Average Acres	18.2
Average Land Value	\$469,977
Average Improvement Value	\$166,493
Average FAR	0.01

EXHIBIT 4. PARCEL LAND USES, SAMMAMISH VALLEY, 2016



Parcel Analysis

EXHIBIT 5. FLOOR AREA RATIO (FAR), SAMMAMISH VALLEY, 2016

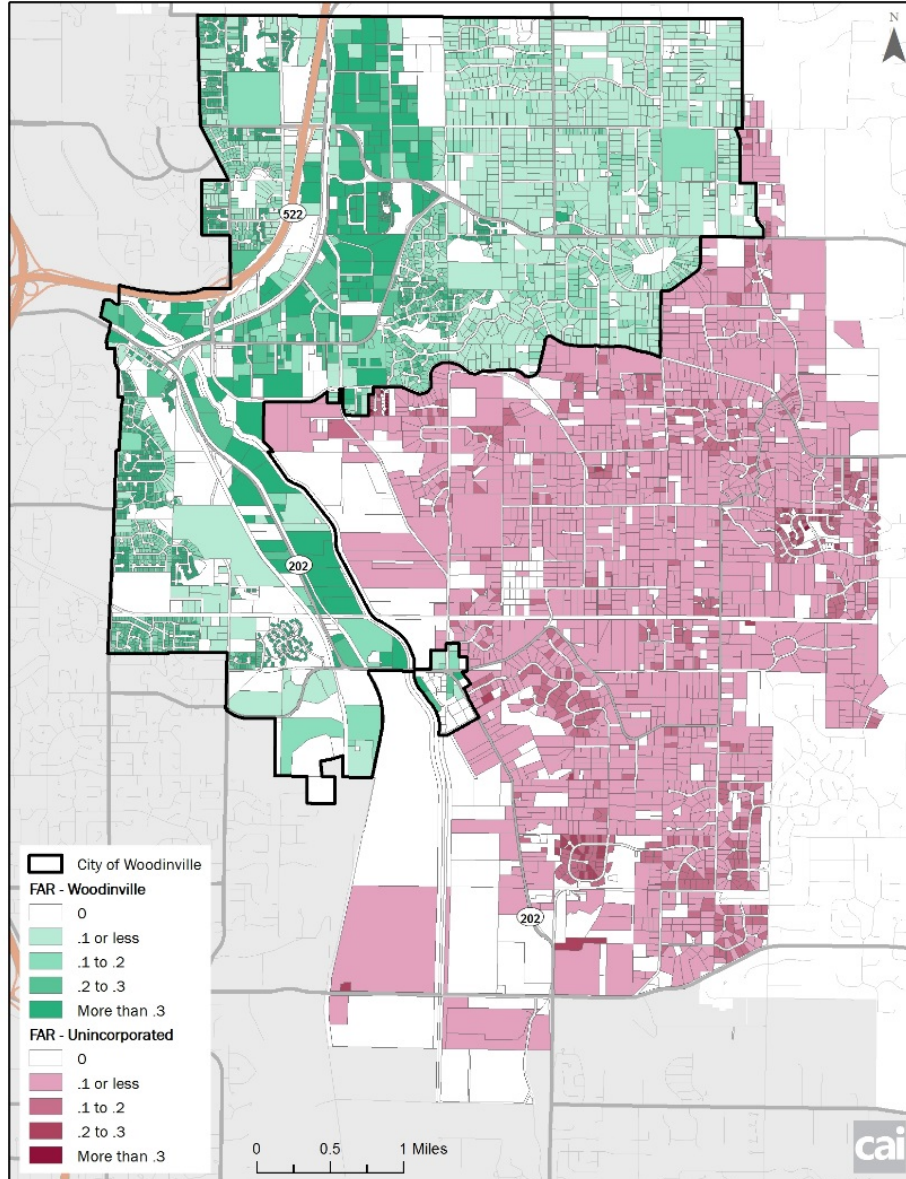


EXHIBIT 6. IMPROVEMENT VALUES, SAMMAMISH VALLEY, 2016

