

Agritourism Advisory Group DRAFT

Yakima County Code
Chapter 19.18 SPECIAL USES AND STANDARDS

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Chapter 19.18

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SPECIAL USES AND STANDARDS

19.18.060 Agricultural Tourist Operations.

2 (1) Legislative Intent. Agricultural Tourist Operations (ATOs), as defined in Section 19.01.070 and allowed under RCW 36.70A.177, and accessory sales of items promoting the agricultural tourist operation, are considered to be agricultural accessory uses and a component of a strong agricultural economy. This Section is intended to provide standards to ensure that the physical development of tourist operations and public education in farming areas enables business diversification that supports, promotes and sustains agricultural operations and production. Therefore, Agricultural Tourist Operations are defined as retail or destination, ~~or resort~~ operations and are subject to the following minimum requirements to protect agricultural land of long-term commercial significance, ensure the operation is accessory to a principal agricultural use, and location, design, and operation that does not interfere with, and supports the continuation of, the overall agricultural use of the property and neighboring properties.

16 (2) Additional Accessory Uses. The ATO may include the following:

17 (a) ~~Food Service. Food services associated with a use or activity allowed pursuant to this Section are those services which are incidental or accessory to a permitted use or value-added food items produced from agricultural products grown on the applicant's farm and may include sales of ancillary prepackaged foods or beverages that are not prepared on the premises for on-site consumption. Food handling is subject to a License from the Yakima Health District and may require a commercial kitchen meeting YCC Title 13 standards, depending on the specific conditions of the development authorization and the food service offered.~~

Commented [OS1]: Kent – Allow food service to the ATO Retail (See below)

Sonny – Same as Kent

Pepper – Same as Kent

25 (b) Educational Services. Education services located on a farm shall be a subordinate element of the operation of an ongoing agricultural activity as defined by RCW 26 84.34.020(2).

28 (c) ~~Events (Ancillary Entertainment/Special Events). Events (Ancillary entertainment/special events), including but not limited to weddings/receptions, catered functions and small musical events weddings, receptions, meetings, and retreats~~ shall be sized and conditioned consistent with the character of permitted activities and uses. ~~The Reviewing Official shall place a limit on the number of occupants or size of indoor and outdoor events allowed.~~ Capacity is limited by building occupancy and parking limitations.

35 (d) Commercial Uses. Accessory uses include those which support, promote, or sustain 36 agricultural operations and production as a secondary, subordinate, and/or supplemental

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1 element of the operation of an ongoing agricultural activity as defined by RCW
2 84.34.020(2). Accessory commercial or retail uses shall predominantly sell regionally
3 produced agricultural products from one or more producers, products derived from regional
4 agricultural production, agriculturally related experiences, or products produced on-site.
5 Accessory commercial retail uses shall offer for sale products or services produced on-site
6 and/or limited items promoting the ATO.

7 (3) General Requirements. All types of Agricultural Tourist Operations shall:

8 (a) Be consistent with the intent of this Section;
9 (b) Be operated by the owner, operator, or occupant of the farming use;
10 (c) Comply with specific provisions applicable to the type of agricultural tourist operation
11 in this Section;
12 (d) Be subject to, and limited by the appropriate licensing standards of the Yakima Health
13 District where food handling is required; and

14 (e) Be located on a ~~farm~~ consisting of one or more contiguous parcels ~~with at least 5~~
15 ~~(five)~~ producing ~~a~~res in the crops ~~or products sold used~~ in the ~~retail product~~approved ATO;

16 (f) Locate and design the ATO accessory facilities and permanent parking so they will not
17 interfere with agricultural operations on the site of the proposed use or on nearby properties.
18 Overflow parking for larger events shall be provided for in a way that does not interfere with,
19 and supports the continuation of, the overall agricultural use of the property;

20 (g) Not locate nonagricultural accessory uses and activities, including new buildings,
21 parking or supportive uses, outside the general area already developed for buildings and
22 residential uses and shall not otherwise convert more than one acre of agricultural land to
23 nonagricultural uses;

24 (h) Have adequate access from a county road consistent with the standards under Chapter
25 19.23. ATOs that share a private road must submit a road maintenance agreement at the time
26 of application signed by all legal property owners or their designees. Without the road
27 maintenance agreement, the application will be considered incomplete; and

28 (i) Provide sufficient detail with applications proposing phased development of an ATO to
29 enable the County, agencies, and adjoining property owners to consider all aspects of the
30 project at full build-out. Changes to an approved ATO that result in new uses that were not
31 considered in the original approval are subject to the level of review for the requested
32 change.

33 34 (4) Agricultural Tourist Operation – Retail.

Commented [OS2]: Kent – No ATO acreage minimum, but allow WB&D events to hold up to 100 attendees at a time without requiring an event permit.

Pepper – Same as Kent

Sarah - Same as Kent

Sonny - Same as Kent , but 3 acres going into the future, and allow already permitted wineries to continue to operate

Emily – Change it to a 2 acre minimum

Wilridge voted to delete the draft all together.

Commented [OS3]: Pepper voted no on either option.

Wilridge voted to delete the draft all together.

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1 (a) Events (Ancillary Entertainment/Special Events). Indoor event facilities shall be no
2 larger than 1,500 square feet. Events are an expected component of an ATO and shall be
3 permissible under these regulations without applying for additional Special Occasion
4 Permits. Events where the predicted total number of persons on the site is five hundred
5 persons or more at any point in time, an Outdoor Festival Permit shall be obtained under
6 YCC Title 8.10.

7 (b) Food Service. A restaurant developed as an accessory use to the Retail ATO may serve
8 meals to the general public, subject to Yakima Health District licensing requirements,
9 including a commercial kitchen meeting the Building and Fire, Life and Safety requirements
10 of YCC Title 13. Food Service. The sale of food that is incidental or accessory to a permitted
11 use or value added food items produced from agricultural products grown on the applicant's
12 farm may be provided. Food service may include sales of ancillary prepackaged foods or
13 beverages that are not prepared on the premises for on site consumption. Food service in the
14 Retail ATO is subject to Yakima Health District licensing requirements and no permanent
15 commercial kitchen is permitted. Food service shall only be served by licensed food vendors
16 and shall be restricted to the events.

17 (c) Commercial Uses. Accessory commercial retail uses may sell products or services
18 produced on-site and/or limited items promoting the ATO.

19 (5) Agricultural Tourist Operation – Destination. A Destination ATO is one that consists of an
20 assortment of uses over and above any uses associated with Retail ATO, but may include:

21 (a) Events (Ancillary Entertainment/Special Events). Indoor event facilities shall be no
22 larger than 7,500 square feet. Events are an expected component of an ATO and shall be
23 permissible under these regulations without applying for additional Special Occasion
24 Permits. For events where the predicted total number of persons on the site is five hundred
25 persons or more at any point in time, an Outdoor Festival Permit shall be obtained under
26 YCC Title 8.10.

27 (b) Food Service. Food may also be served to registered guests staying at overnight
28 lodging facilities or boarding houses approved under subsection (7) below, or as provided as
29 part of a specific event or class (e.g. wedding or seminar) subject to Yakima Health District
30 licensing requirements, including a commercial kitchen meeting YCC Title 13 standards if
31 required. Food Service. A restaurant developed as an accessory use to the Destination ATO
32 may serve meals to the general public, subject to Yakima Health District licensing
33 requirements, including a commercial kitchen meeting the Building and Fire, Life and Safety
34 requirements of YCC Title 13.

35 (c) Commercial Uses. Other commercial uses directly related to the ATO may be allowed,
36 such as gift stores, art galleries or the like.

Commented [OS4]: Kent – ATO-retail 3,000 SF event facility

Pepper - ATO-retail 3,500 SF event facility

Sonny – ATO-retail 3,000 SF event facility

Sarah - ATO-retail 3,750 SF event facility

Wilridge voted to delete the draft all together.

Commented [OS5]: Derrick voted to include, “ and where the duration of the program is five hours or longer”.

Emily voted no, more clarification was needed for either option.

Wilridge voted to delete the draft all together.

Commented [OS6]: Kent – Allow food service to the ATO

Retail

Sonny – Same as Kent

Pepper – Same as Kent

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1 (d) Overnight Lodging Facilities and ~~Boarding or Lodging Houses~~. Overnight lodging
2 facilities and ~~boarding or lodging houses~~ shall be limited to ~~42~~ 6 (six) overnight
3 accommodations, as provided in subsection ~~(7)~~ below.

4 (6) ~~Agricultural Tourist Operation—Resort.~~ A Resort ATO is one that consists of an
5 assortment of uses over and above any uses associated with Retail or Destination ATO but may
6 include:
7 (a) ~~Ancillary Entertainment/Special Events.~~ Indoor and outdoor event facilities are not
8 limited in size; provided the proposed facility conforms to the requirements set forth in
9 subsection ~~(3)(g)~~ above.
10 (b) ~~Food Service.~~ A restaurant developed as an accessory use to the Resort ATO may serve
11 meals to the general public, subject to Yakima Health District licensing requirements,
12 including a commercial kitchen meeting YCC Title 13 standards.
13 (c) ~~Commercial Uses.~~ Other commercial uses directly related to the ATO may be allowed,
14 such as gift stores, art galleries or the like.
15 (d) ~~Overnight Lodging Facilities and Boarding or Lodging Houses.~~ Overnight lodging
16 facilities and boarding or lodging houses may include more than 12 overnight
17 accommodations, as provided in subsection ~~(7)~~ below.
18 (7) ~~Accessory Overnight Lodging Facilities and Short-term Rentals.~~ Overnight lodging
19 facilities, ~~to include stick built units, recreational vehicles, and membrane structures (teepees,~~
20 ~~yurts, or tents)~~ ~~and boarding or lodging houses~~ are subject to additional requirements when
21 proposed within an Agricultural Tourist Operation:
22 (a) Overnight Lodging Facilities and ~~Short-term Rentals~~ ~~Boarding or Lodging Houses~~.
23 Overnight lodging facilities and ~~Short-term Rentals~~ ~~boarding or lodging houses~~ as defined in
24 Section 19.01.070 shall be subject to the following conditions:
25 (i) ~~Facilities proposed within the Agriculture (AG) zone shall only be considered when~~
26 ~~being proposed as an accessory use to a Destination or Resort Agricultural Tourist~~
27 ~~Operation.~~
28 (ii) In all allowed zones, such facilities being proposed as an accessory use to a
29 Destination Agricultural Tourist Operation shall be limited to ~~42~~ 6 (six) overnight
30 accommodations.
31 (iii) The facilities and permanent parking shall be located and designed so they will not
32 interfere with agricultural operations on the site of the proposed use or on nearby
33 properties.

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1 (ii) The facilities and permanent parking shall be located within the general area
2 already developed for buildings and residential uses and shall not convert more than one
3 acre of agricultural land to nonagricultural uses.

4 (vi) If the facility is a membrane structure, it shall meet the current building code and
5 Yakima Health Department requirements for transient accommodations.

6 (vii) If the facility is a membrane structure, it does not contain indoor cooking
7 facilities.

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9 (Ord. 6-2017 § 2(C) (Exh. 1) (part), 2017: Ord. 7-2013 § 1 (Exh. A) (part), 2015).

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