

BOCC DRAFT  
Proposed Changes Considered  
With Public Comments

## Yakima County Code Chapter 19.18.500

## Chapter 19.18

## SPECIAL USES AND STANDARDS

3

## 19.18.500 Wineries, Breweries, and Distilleries.

(1) Legislative Intent. Wineries, Micro Breweries, and Craft Distilleries (WB&Ds), as defined in Section 19.01.070 and allowed under RCW 36.70A.177, are considered to be agricultural accessory uses and a component of a strong agricultural economy. Yakima County encourages WB&Ds to locate and develop in Yakima County to promote and sustain agricultural tourism, family farms, and the production of value-added agricultural products. This Section is intended to provide standards to ensure that the physical development of WB&D and public education in farming areas enables business diversification that supports, promotes and sustains agricultural operations and production. Therefore, WB&D 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~~ located, designed and operated so that they do not interfere with, and support the continuation of, the overall agricultural use of the property and neighboring properties.

(2) The WB&D may include the following:

(a) Commercial Uses. Commercial or retail uses ~~shall~~ may predominantly sell regionally produced agricultural products from one or more producers, products derived from regional agricultural production, agriculturally related experiences, products produced on-site, merchandise including, but not limited to gifts and art, and the production, marketing, and distribution of value-added agricultural products. ~~Accessory commercial retail uses shall offer for sale products or services produced on-site and/or limited items promoting the WB&D.~~

(b) Tasting rooms. Tasting rooms located on a farm shall be as a subordinate element of the operation of an ongoing agricultural activity as defined by RCW 84.34.020(2).

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1       (c) Restaurants and Food Service., ~~café, and drive in eating facilities may be allowed subject~~  
2       ~~to Type 2 review.~~ Food service is encouraged at WB&Ds to compliment the value-added  
3       products produced at WB&Ds..Hours of operation for ~~these more intensive eating~~  
4       ~~facilities~~restaurants must follow the hours of operation of the approved WB&D. ~~Drive-~~  
5       ~~thru facilities are not allowed in any zone the Ag, R/ELDP and R 10/5 zoning districts when~~  
6       ~~associated with a WB&D.~~

7       (d) Events (Ancillary Entertainment/Special Events). Events (Ancillary entertainment/special  
8       events), including but not limited to weddings, receptions, meetings, seminars, and retreats  
9       ~~shall be~~that are sized and conditioned consistent with the character of permitted activities  
10       and uses. Events are an expected component of a WB&D and ~~shall be~~are permissible under  
11       ~~these regulations~~without applying for additional Special Occasion Permits. For ~~E~~vents  
12       where the predicted total number of persons on the site will be five hundred persons or  
13       more at any point in time, a Festival Permit shall be obtained under YCC Title 8.10 .

14       (e) Guest Lodging Facilities. The WB&D may include guest lodging facilities, ~~to include~~such  
15       as stick built units, recreational vehicles, and membrane structures (e.g. teepees, yurts,  
16       ~~or~~and tents) and boarding or lodging faciliites as accessory uses to the WB&D. WB&Ds  
17       that ~~include~~propose guest lodging facilities will be reviewed as a Type 2 application and  
18       must meet the requirements as stated in YCC 19.18.060 (4).

19       (3) General Requirements. ~~All types of~~The WB&D shall:

20       (a) Be consistent with the intent of this Section;

21       (b) Not locate non-agricultural accessory uses and activities, including non-agricultural new  
22       buildings, parking (other than temporary overflow parking) or supportive uses, outside the  
23       general area already developed for non-agricultural buildings and residential uses and ~~shall~~  
24       not otherwise convert more than one acre of agricultural land to nonagricultural uses.  
25       Temporary overflow parking ~~may be approved~~is permissible in other areas of the property  
26       if ~~determined not to~~it will not interfere with existing agricultural operations;

27       (c) ~~Be subject to, and limited by the appropriate licensing standards of~~Obtain a permit from  
28       the Washington ~~-State's~~ Liquor and Cannabis ~~Control~~ Board and the Yakima Health  
29       District when food service and handling is ~~required~~conducted on the property; and

30       (d) Have adequate access from a county road meeting the standards and requirements of  
31       Chapter 19.23 ~~Transportation and Circulation, as enforced by the County Engineer, and the~~  
32       ~~International Fire Code as enforced by the County Fire Marshal.~~WB&Ds that share a  
33       private road must submit a road maintenance agreement at the time of application signed  
34       by all legal property owners along the road or their designees. If a road maintenance  
35       agreement is not available, WB&Ds must submit written permission from each property

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1       owner along the road, indicating their approval of the applicant's and their proposed use.  
2       Without the road maintenance agreement or written approval, the application will be  
3       considered incomplete; and

4       (e) Provide detailed information with applications proposing phased development of a#  
5       WB&D to enable the County, agencies, and adjoining property owners to consider all  
6       aspects of the project at full build-out.