

BOCC DRAFT
Proposed Changes Considered
With Public Comments

Yakima County Code
Chapter 19.18.500

Chapter 19.18

SPECIAL USES AND STANDARDS

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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~~permissible ~~under~~
11 ~~these regulations~~without applying for additional Special Occasion Permits. For ~~E~~events
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 facilities 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 ofThe 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 approvedis permissible in other areas of the property
26 if determined not toit 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 an
- 5 WB&D to enable the County, agencies, and adjoining property owners to consider all
- 6 aspects of the project at full build-out.