

**RE: public comments regarding the Agritourism**

EXHIBIT NO.: 19

DATE:2.25.22

FILE NO.: LRN2019-00010

Ronald D Pelson <ronald@traditionaldesignsinc.com>

Fri 2/25/2022 11:20 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

 1 attachments (1,020 KB)

MX-3071\_20220225\_121733.pdf;

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Olivia,

Noted changes on the pdf. Overall, not that bad. HTC I think should allow the item mark as then it keep AG land form being developed and the road a better and less traffic out on the AG roads. Still ha on kitchen allow a winery in one plan not sure if this was just missed.

-----Original Message-----

From: Olivia Story <olivia.story@co.yakima.wa.us>

Sent: Tuesday, February 22, 2022 2:35 PM

To: Ronald D Pelson <ronald@traditionaldesignsinc.com>

Subject: public comments regarding the Agritourism

Hi Ron,

As mentioned earlier, Yakima County is accepting public comments regarding the Agritourism project until February 25th at 5:00 P.M. You can email them to me or mail them in. More information on the project can be found on the Agritourism website: <https://www.yakimacounty.us/2500/Agritourism>

If you have any questions, please let me know.

Olivia Story

Project Planner

Long Range Planning Division

Yakima County Public Services

(509) 574-2300 ext: 2391 Phone

(509) 574-2301 Fax

olivia.story@co.yakima.wa.us

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).

Staff DRAFT

A higher level of review may be required for a use located within one or more overlay districts, designated in Chapter 19.17, or where circumstances merit a higher level of review as described in Section 19.30.030. Where a use is not listed, it is specifically prohibited or subject to a similar use interpretation in Chapter 19.31.

Table 19.14-1 Allowable Land Uses

	AG	FW	MIN	R/ELDP	R-10/5	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	LCC	GC	M-1	M-2
AGRICULTURE & FORESTY (COMMERCIAL)																			
...																			
Agricultural tourist operation*† (ATO):																			
(1) Retail ATO*	2			2	2	3		2											
(2) Destination ATO*	3			3	3	3		2											
(3) Resort ATO*	4	4		4	4														
...																			
Brewery, domestic*																	2	1	1
Brewery, micro*	1			3	2		2	2									1	1	1
...																			
Distillery*	1			3			2	2											
Distillery*, craft*	1			3	2		2	2									2	1	1
...																			
Winery*	1			3	2		2	2									2	1	1
...																			
MANUFACTURING																			

Table 19.14-1 Allowable Land Uses

	AG	FW	MIN	R/ELDP	R- 10/5	RT	RS	HTC	SR	R- 1	R- 2	R- 3	B- 1	B- 2	SCC	LCC	GC	M- 1	M- 2
...																			
Beverage industry*, not including wineries							2										2	1	1
...																			

Notes:

\* References to a definition in Section [19.01.070](#)

†Refers to a special use and standard in Section 19.18

- (1) The type of review of towers and associated structures varies depending on height, diameter and other factors listed in Section [19.18.490](#).
- (2) Allowed as an accessory uses to an existing detached, single-family residence.
- (3) Seasonal-duration temporary worker housing, located on a rural worksite, is limited to review only for height, setback and access requirements under RCW [70.114A.050](#).
- (4) In the Agricultural district, boarding/lodging houses and overnight lodging facilities are allowed only where accessory to an agricultural tourist operation.

(Ord. 6-2018 §§ 2(F)(ii), (G)(i)(1), (2) (Exhs. 5, 6(1), (2)(c)), 2018; Ord. 6-2017 § 2(C) (Exh. 1) (part), 2017; Ord. 4-2016 § 2 (Exh. 1), 2016; Res. 80-2016 (Exh. A) (part), 2016; Ord. 8-2015 § 2 (Exh. 4) (part), 2015; Ord. 7-2013 § 1 (Exh. A) (part), 2015).



- 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. The sale of food that is incidental or accessory to a permitted use or  
8 value-added food items produced from agricultural products grown on the applicant's farm  
9 may be provided. Food service may include sales of ancillary prepackaged foods or  
10 beverages that are not prepared on the premises for on-site consumption. Food service in the  
11 Retail ATO is subject to Yakima Health District licensing requirements and **no permanent**  
12 **commercial kitchen is permitted**. Food service shall only be served by licensed food vendors  
13 and shall be restricted to the events.
- 14 (c) Commercial Uses. Accessory commercial retail uses may sell products or services  
15 produced on-site and/or limited items promoting the ATO.
- 16 (5) Agricultural Tourist Operation – Destination. A Destination ATO is one that consists of an  
17 assortment of uses over and above any uses associated with Retail ATO, but may include:
- 18 (a) Events (Ancillary Entertainment/Special Events). Indoor event facilities shall be no  
19 larger than 7,500 square feet. Events are an expected component of an ATO and shall be  
20 permissible under these regulations without applying for additional Special Occasion  
21 Permits. For events where the predicted total number of persons on the site is five hundred  
22 persons or more at any point in time, an Outdoor Festival Permit shall be obtained under  
23 YCC Title 8.10.
- 24 (b) Food Service. A restaurant developed as an accessory use to the Destination ATO may  
25 serve meals to the general public, subject to Yakima Health District licensing requirements,  
26 including a commercial kitchen meeting the Building and Fire, Life and Safety requirements  
27 of YCC Title 13.
- 28 (c) Commercial Uses. Other commercial uses directly related to the ATO may be allowed,  
29 such as gift stores, art galleries or the like.
- 30 (d) Overnight Lodging Facilities and Short-term Rentals. Overnight lodging facilities and  
31 Short-term Rentals shall be limited to 6 (six) overnight accommodations, as provided in  
32 subsection (6) below.
- 33 (6) Accessory Overnight Lodging Facilities and Short-term Rentals. Overnight lodging  
34 facilities, to include stick built units, recreational vehicles, and membrane structures (teepees,  
35 yurts, or tents) are subject to additional requirements when proposed within an Agricultural  
36 Tourist Operation: