

RE: public comments regarding the Agritourism
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).

EXHIBIT NO.: 19
DATE:2.25.22
FILE NO.: LRN2019-00010

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	<u>3</u>			<u>2</u>									
(2) Destination ATO*	3				3	3	<u>3</u>			<u>2</u>									
(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	<u>2</u>						2	1	1		
...																			
MANUFACTURING																			

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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).

Staff Draft

Yakima County Code Chapter 19.18 SPECIAL USES AND STANDARDS

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

(b) Food Service. The sale of food that is incidental or accessory to a permitted use or value-added food items produced from agricultural products grown on the applicant's farm may be provided. Food service may include sales of ancillary prepackaged foods or beverages that are not prepared on the premises for on-site consumption. Food service in the Retail ATO is subject to Yakima Health District licensing requirements and **no permanent commercial kitchen is permitted**. Food service shall only be served by licensed food vendors and shall be restricted to the events.

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

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

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

(b) Food Service. A restaurant developed as an accessory use to the Destination ATO may serve meals to the general public, subject to Yakima Health District licensing requirements, including a commercial kitchen meeting the Building and Fire, Life and Safety requirements of YCC Title 13.

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

(d) Overnight Lodging Facilities and Short-term Rentals. Overnight lodging facilities and Short-term Rentals shall be limited to 6 (six) overnight accommodations, as provided in subsection (6) below.

(6) Accessory Overnight Lodging Facilities and Short-term Rentals. Overnight lodging facilities, to include stick built units, recreational vehicles, and membrane structures (teepees, yurts, or tents) are subject to additional requirements when proposed within an Agricultural Tourist Operation.