

## RE: DRAFT text changes for your review

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Wed 6/16/2021 2:39 PM

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

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Here are my comments... Let me know if I need to clarify anything.

Thanks!!!

(e) Be located on a 3 (three) acre farm consisting of one or more contiguous parcels producing the crops or products sold in the approved ATO;

When we did ours, we were required to have 5 acres of crops actively growing that we use in our finished products. We have 19 acres of barley and about a half acre of hops.

I think clarifying this requirement would be nice. Does this mean you need to be on a 3 acre farm with a little garden growing carrots that you sell in your taproom or does it mean you have to have at least 3 acres planted in grapes if you are a winery?

(f) Locate and design the ATO accessory facilities and permanent parking so they will not interfere with agricultural operations on the site of the proposed use or on nearby properties. Such parking areas shall be constructed to provide parking space for one vehicle for every four people expected or reasonably expected during normal operating activities. Overflow parking for larger events shall be provided for in a way that does not interfere with, and supports the continuation of, the overall agricultural use of the property;

When we did our ATO there was a calculation used to determine the parking spots based on total square footage of seating area both inside and outside combined. For the Conditional use permit it was based on building occupancy(which was basically tables and chairs for 800 sq ft which came to 64 people and 21 spaces) but did not include any outdoor space. I thought that didn't make sense because for 8 months out of the year we have people sitting outside on 15,000 sq feet of grass. Our 21 spaces fill up before our indoor seating even fills up. When we did the ATO, they changed it to 54 spaces or something like that based on the large outdoor area combined with the indoor. But even that number wasn't realistic. On an average weekend day here we need about 90-100 spots. We use a grass area for overflow parking when our official gravel spots fill up. Also, I think that 4 people per a car is a unrealistic number as well. You can use just about any traffic study out there and find that the average number of people in a car is probably closer to 2 people per vehicle when visiting a brewery/winery/etc. I know some days I pull in and see 30-40 cars on a Tuesday at 3 and think wow we are busy! Then I walk in the building and there are literally 30 people here. Not a single person carpooled.

I think having a set number of sq feet of seating area for every parking spot would clarify the phrase "reasonably expected." We ran into that same verbiage with LCB when they gave us the requirements on how big our outdoor seating could be. They said the fence had to be within a reasonable distance to the bar to monitor alcohol consumption. I asked them what that meant, was it 50 feet? 100 feet? They then said you are in the middle of nowhere and we aren't going to limit you on how big your seating area is and we also are not going to require a 42" barrier like they do with businesses in town.

I liked the number we used when we did our ato, I think it was 400 ft sq per spot or something. It was a little conservative, I think maybe it should be 250-300 ft sq per spot, but having that number makes it really simple to see how many spots are required.

(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 500 or more attendees are anticipated, an Outdoor Festival Permit shall be obtained under YCC Title 8.10.

The current code for Outdoor festivals states: five hundred (500) persons or more, and where the duration of the program is five hours or longer. AND being the key word here. Can you include that definition in this section?

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

From: Olivia Story <olivia.story@co.yakima.wa.us>  
Sent: Friday, June 11, 2021 2:55 PM  
To: Noelle Madera <Noelle.Madera@co.yakima.wa.us>  
Cc: Thomas Carroll <thomas.carroll@co.yakima.wa.us>; Amanda McKinney <amanda.mckinney@co.yakima.wa.us>  
Subject: DRAFT text changes for your review

Good afternoon members of the advisory group,

During our last meeting, we discussed several proposed changes to the DRAFT text amendment. Of these, removal of the Winery, Brewery, and Distillery permits, and including events as part of the ATOs. I have attached the DRAFT for your review and we can go over your thoughts in detail at our next meeting, Wednesday the 16th at 2:00. I will send out the agenda and meeting link on Tuesday. I look forward to your thoughts.

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