

BOCC DRAFT  
Proposed Changes Considered

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, Breweries, and 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. 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 ~~does~~ not interfere with, and supports 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 predominantly sell regionally produced agricultural products from one or more producers, products derived from regional agricultural production, agriculturally related experiences, or products produced on-site. ~~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 a subordinate element of the operation of an ongoing agricultural activity as defined by RCW 84.34.020(2).

(c) Restaurants, café, and drive-in eating facilities ~~may be allowed~~ subject to Type 2 review. Hours of operation for these more intensive eating facilities must follow the hours of operation of the approved WB&D. Drive-thru facilities are not allowed in ~~any zone~~ the Ag, R/ELDP and R 10/5 zoning districts when associated with a WB&D.

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

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

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

(b) Not locate non-agricultural accessory uses and activities, including non-agricultural new buildings, parking or supportive uses, outside the general area already developed for non-agricultural buildings and residential uses and ~~shall~~ not otherwise convert more than one acre of agricultural land to nonagricultural uses;

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

(d) Have adequate access from a county road meeting the standards and requirements of Chapter 19.23 Transportation and Circulation, as enforced by the County Engineer, and the International Fire Code as enforced by the County Fire Marshal. WB&Ds that share a private road must submit a road maintenance agreement at the time of application signed by all legal property owners or their designees. If a road maintenance agreement is not available, written permission from each property owner, indicating their approval of the applicant and their use. Without the road maintenance agreement or written approval, the application will be considered incomplete; and

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