

BOCC DRAFT
Proposed Changes Considered
With Public Comments

Yakima County Code
Chapter 19.18.500

Chapter 19.18

SPECIAL USES AND STANDARDS

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 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 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,

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1 merchandise including, but not limited to gifts and art, and the production, marketing,
2 and distribution of value-added agricultural products.

3 (b) Tasting rooms. Tasting rooms located on a farm as a subordinate element of the operation
4 of an ongoing agricultural activity, as defined by RCW 84.34.020(2).

5 (c) Restaurants and Food service. Food service is encouraged at WB&Ds to complement the
6 value-added products produced at WB&Ds. Hours of operation for restaurants must
7 follow the hours of operation of the approved WB&D.

8 (d) Events. Events, including but not limited to weddings, receptions, meetings, seminars,
9 and retreats, that are sized and conditioned consistent with the character of permitted
10 activities and uses. Events are an expected component of a WB&D and are permissible
11 without applying for additional Special Occasion Permits. For events where the predicted
12 total number of persons on the site will be five hundred persons or more at any point in
13 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, such as stick-
15 built units, recreational vehicles, and membrane structures (e.g. teepees, yurts, and tents),
16 and boarding or lodging facilities as accessory uses to the WB&D. Guest lodging
17 facilities shall be located and designed so they will not interfere with agricultural
18 operations on the site of the proposed use or on nearby properties. WB&Ds that propose
19 guest lodging facilities will be reviewed as a Type 2 application and must meet the
20 requirements as stated in YCC 19.18.060 (4).

21 (3) General Requirements. The WB&D shall:

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- 1 (a) Be consistent with the intent of this Section;
- 2 (b) Not locate non-agricultural accessory uses and activities, including non-agricultural new
buildings, parking (other than temporary overflow parking) or supportive uses, outside
the general area already developed for non-agricultural buildings and residential uses,
and not otherwise convert more than one acre of agricultural land to non-agricultural
uses. Temporary overflow parking is permissible in other areas of the property if it will
not interfere with existing agricultural operations.
- 3 (c) Obtain a permit from the Washington State Liquor and Cannabis Board and the Yakima
Health District when food service and handling is conducted on the property; and
- 4 (d) Have adequate access from a county road consistent with the standards under
Chapter 19.23. WB&Ds that share a private road must submit a road maintenance
agreement at the time of application, signed by all legal property owners along the road
or their designees. If a road maintenance agreement is not available, WB&Ds must
submit written permission from each property owner along the road, indicating their
approval of the applicant's proposed use. Without the road maintenance agreement or
written approval, an application will be considered incomplete; and
- 5 (e) Provide detailed information with applications proposing phased development of a
WB&D to enable the County, agencies, and adjoining property owners to consider all
aspects of the project at full build-out.