

**BOARD OF COUNTY COMMISSIONERS  
WALLA WALLA COUNTY, WASHINGTON**

**ORDINANCE NO. 292**

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE CHAPTER 17.08 AND ADDING CHAPTER 17.25 "DEVELOPMENT STANDARDS – PRODUCE MARKET"

**WHEREAS**, application has been made by Walla Walla County Community Development Department to request a Zoning Code Text Amendment for Produce Market Development Standards, and

**WHEREAS**, the Planning Commission held a public hearing on October 1, 2003 to consider the request and recommends to the Board of County Commissioners that the Zoning Code Text Amendment be approved based on the following findings:

- A. The Environmental Review Committee (ERC) has issued a Determination of Non-Significance (DNS) on the proposal. The ERC has assessed the proposed amendment and has determined that the proposed amendment will not endanger the public health and safety or create negative impacts to surrounding properties.
- B. This proposed amendment is a public necessity to encourage the development of the agricultural community and support of regionally grown fruit and produce. The amendment would promote the economic diversity in Walla Walla County.
- C. The approval of this proposed amendment will constitute good zoning and planning by providing the means to have local fruit and produce for the consumer market. Additionally, the review and approval of the Planning Commission will be required prior to issuance of a Conditional Use Permit (CUP). Each applicant for a CUP will be required to have a State Environmental Policy Act (SEPA) review and determination.
- D. The Comprehensive Plan encourages the development of agricultural activities and economic development in the rural areas of Walla Walla County. The following policies from the Economic element of the comprehensive plan demonstrated the support of agricultural commercial activities within the county.

Policy ED-7: Protect agricultural resource land from encroachment by incompatible uses and encourage direct farm to market distribution and accessory retail enterprises.

Policy ED-8: Encourage tourism- related enterprises, consistent with the other elements in this Plan. Cultural and social activities should be encouraged, emphasizing the natural attractions, historic places and agri-related businesses unique to our area.

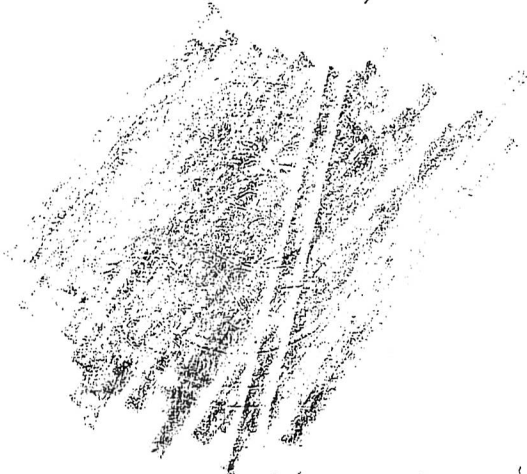


Zoning Code Text Amendment – Produce Market

**WHEREAS**, The Board of County Commissioners held a public hearing on February 24, 2004 for the purpose of receiving testimony for and/or against said request now therefore,

**BE IT ORDAINED**, by the Walla Walla County Board of Commissioners that they approve the zoning code text amendment for Walla Walla County Community Development Department, Docket Number ZCA 03-03, based on the findings above. The amendment is attached as Exhibit A, and entitled Chapter 17.25, Development Standards – Produce Market, which is by this reference made a part hereof.

Approved this 24 Day of Feb, 2004



Gregory A. Tompkins  
Chair

[Signature]  
Commissioner

David J. [Signature]  
Commissioner

Connie R. Vinti

Attest:

Clerk of the Board

[Signature]

Approved as to form  
Prosecuting Attorney



Chapter 17.25  
DEVELOPMENT STANDARDS-PRODUCE MARKET

**Sections:**

- 17.25.010 Purpose.
- 17.25.020 Definition.
- 17.25.030 Accessory Uses.
- 17.25.040 Parking.
- 17.25.050 Building Occupancy.
- 17.25.060 Access.
- 17.25.070 Landscaping.
- 17.25.080 Signage.
- 17.25.090 Food Service.
- 17.25.100 Ancillary Retail Sales.
- 17.25.110 Conditional Use Permit Application.

**17.25.010 Purpose.** The regulations set out in this chapter set forth guidelines for produce market development.

**17.25.020 Definition.** A produce market is a facility for the display and sale of fresh fruits and vegetables where at least 30 % of the produce for sale is grown within Walla Walla County or contiguous Counties. A produce market may include, as incidental and accessory to the principal use, the sale of prepackaged food products and some limited nonfood items.

**17.25.030 Accessory Uses.** Uses that are clearly related to and incidental to the retail of fresh fruits and vegetables are allowed as accessory uses to a produce market. These uses may include but are not limited to the following: administrative offices, employee day care, wholesale sales, ancillary retail sales (see 17.25.100 WWCC), picnic areas, recreation areas, and food preparation (see 17.25.090 WWCC). Accessory use(s) that are expressly prohibited are: Confined animal operations.

**17.25.040 Parking.** The applicant must provide a copy of the parking site plan, in accordance with Walla Walla County Code Chapter 17.20 and also an overflow parking site plan at the time of Conditional Use Permit application.

**17.25.050 Building Occupancy.** The applicant must provide detailed information about expected building occupancy at the time of Conditional Use Permit application.

**17.25.060 Access.** A produce market must have access from a public road. If an on-site driveway is utilized, it must be 20' in width with a gravel surface. The radius return of the road must be asphalt surfaced. An emergency vehicle turn-around must be provided if the driveway is more than 150' in length. Produce markets that share a private road must submit a road maintenance agreement at the time of CUP application, signed by all property owners or their legal designee(s). Without this agreement included as part of the application, the application will be incomplete and will not be considered for approval until the agreement is submitted. All property owners (those with legal access to the private road in question) must sign for the Conditional Use Permit to be approved. Upon approval of the conditional use permit application; the road maintenance agreement will be recorded with the real property record of Walla Walla County through the County Auditor for all affected properties.



**17.25.070 Landscaping.** The applicant must comply with the landscaping requirements per the Walla Walla County Code section 17.33

**17.25.080 Signage.** All signage must comply with Walla Walla County Code Chapter 17.28 and with applicable Washington State Department of Transportation regulations. Additionally, the following are prohibited:

1. Off premise signs (not to include properly permitted signs)
2. Signs on any vehicle or trailer that is parked on public or private property and visible from a public right for the purpose of circumventing the provisions of this chapter.

**17.25.090 Food Service.** Produce markets will be allowed limited food services on-site. This food service is not to include restaurants, unless otherwise allowed in the zone, but may include the following:

Deli-service of pre-packaged foods and hot and cold beverages.

The following criteria must be met:

1. No interior seating will be dedicated solely to the purpose of meal service.
2. No food will be cooked to order, although a list of pre-packaged foods may be posted.

**17.25.100 Ancillary Retail Sales.** Ancillary retail sales will be confined to 15 percent of the total gross floor space. Retail sales must be clearly accessory to the purpose of the produce market and be detailed within the supplemental information sheet. These sales may include, but will not be limited to items such as: trademark items, items that promote the valley or the agricultural industry and/or pre-packaged foods.

**17.25.110 Conditional Use Permit Application.** A supplemental information sheet will be required for all Produce Market Conditional Use Permits. A Conditional Use Permit application may be re-visited by the Walla Walla County Planning Commission if any of the above activities are deemed outside of the scope, purpose and/or use of the produce market.

