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

ORDINANCE NO. 334

APPROVING AMENDMENTS TO THE COUNTY WINERY DEVELOPMENT
STANDARDS CONTAINED IN CHAPTER 17.22 OF THE WALLA WALLA COUNTY
CODE

WHEREAS, the Walla Walla County Planning Commission initiated the proposed amendment on December 1, 2004.

WHEREAS, the Walla Walla County Planning Commission conducted a public hearing on the proposed amendment on April 12, 2006 and recommended approval.

WHEREAS, the Board held a public hearing on June 19, 2006 to consider the proposed amendments.

WHEREAS, the amendments are applicable to all zoning districts that permit wineries within the unincorporated areas of Walla Walla County.

WHEREAS, the proposed amendments constitute good planning and development regulations.

WHEREAS, the proposed amendments will not have a significant adverse influence on public welfare and safety.

WHEREAS, the proposed amendments are consistent with the comprehensive plan and development regulations.

BE IT ORDAINED, by the Walla Walla County Board of County Commissioners that they approve the amendments set forth herein,

The amendments read as follows:

Section 1. Amendments to WWCC Chapter 17.22:

**Walla Walla County Code Chapter 17.22
DEVELOPMENT STANDARDS-WINERIES**

Sections:

17.22.010 Purpose.



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17.22.020	Definition.
17.22.030	Accessory Uses.
17.22.040	Parking.
17.22.050	Building Occupancy.
17.22.060	Events.
17.22.065	Outdoor Entertainment Event
17.22.070	Access.
17.22.080	Landscaping.
17.22.090	Tasting Rooms.
17.22.100	Food Service.
17.22.110	Ancillary Retail Sales.
17.22.130	Conditional Use Permit Application.



17.22.010 Purpose. The regulations set out in this chapter set forth guidelines for winery development.

17.22.020 Definition. A winery is a facility specifically designed for the crushing, fermentation, barrel aging, bottling, case goods storage and retail and/or wholesale sales of wine.

17.22.030 Accessory Uses. Uses that are clearly related to and incidental to the production of wine are allowed accessory uses to a winery. These uses may include but are not limited to the following: administrative offices, laboratories, employee day care, tours and tasting, retail/wholesale wine sales, ancillary retail sales (see 17.22.110 WWCC), public display of art or wine-related items, picnic areas, recreation areas, and food preparation (see 17.22.100 WWCC).

17.22.040 Parking. The applicant must provide a copy of the parking site plan and also an overflow parking site plan at the time of Conditional Use Permit application. No event may cause the parking to exceed that which is permitted via the parking site plan(s). The only exception in which the number of people allowed at an event may exceed the number allowed by available parking is if alternative transportation to the event is arranged.

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

17.22.060 Events.

- A. **Public Event:** A publicly advertised indoor or outdoor gathering of people wherein individuals remain on-site for a consecutive period of two or more hours. Capacity at events will be limited by building occupancy limitations and/or parking limitations, whichever is more appropriate to the setting of the event.
- B. **Private Event:** An event which is not advertised to the public-at-large, but which may be advertised to persons on a private mailing list. A winemaker dinner is an example of such an event.
- C. ~~**Special Event:** An outdoor event wherein there is a scheduled performance that will accommodate more than 500 people. This event will require a "Special Event Permit" to be issued by the Department of Regional Planning a minimum of three days prior to the event. This permit will take into account public health, safety, and welfare standards in addressing issues such as traffic control, sanitary waste disposal, adequate crowd control measures, etc.~~
- C. Exemptions: the following are considered exempt from the above definitions as they are part of the everyday operation of the winery and/or are regional events:
 - D. Daily traffic related to the function of the winery and tasting room;
 - E. Walla Walla Wine Alliance functions such as Holiday Barrel Tasting Weekend, Spring Release Weekend and Walla Walla Balloon Stampede Weekend.
 - F. The Hearing Examiner may place a limit on the number of or size of events allowed. This is to be based on findings of fact which specify the need to mitigate impacts via these limitations.



17.22.065 Outdoor Entertainment Event. ~~A winery sponsored outdoor entertainment event is an outdoor event where there is a scheduled performance that will accommodate more than 500 people. Outdoor Entertainment Events require an "Entertainment Event Permit" to be issued by the Department of Regional Planning a minimum of three days prior to the event. This permit will take into account public health, safety, and welfare standards. The County Planning Commission may limit the number of permits issued as the need is established.~~

17.22.070 Access. The winery will have adequate 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. Emergency vehicle turn-arounds must be provided if the driveway is more than 150' in length. Wineries that share a private road must submit a road maintenance agreement at the time of CUP application, signed by all legal 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 legal 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 legally recorded.

17.22.080 Landscaping. The applicant may utilize grapevines as a part of the landscaping requirements in proportionate share to the landscaping requirement per the Walla Walla County Code requirements.

17.22.090 Tasting Rooms. Tasting rooms, as an ancillary use to a winery, will be allowed in most zones unless prohibited via the Conditional Use Permit based on findings of fact identifying the specific impacts that cannot be satisfactorily mitigated. Due to the unique zoning within the Exclusive Agriculture zone, tasting rooms will be restricted in operation. For example, strict limitations on operating hours and number of events will be imposed as a condition of the Conditional Use Permit. Tasting rooms may also not be allowed as an ancillary use within the Exclusive Agriculture zone.

17.22.100 Food Service. Wineries 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:

- A. Deli-service of pre-packaged food
- B. Winemaker dinners
- C. Tasting room events with food
- D. On-site catering for events

The following criteria must be met:

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

17.22.110 Ancillary Retail Sales. Ancillary retail sales will be confined to the tasting room area. If there is not a tasting room, retail sales of merchandise other than wine and winery-related equipment will not be allowed. Retail sales must be clearly accessory to the purpose of the winery and be detailed within the supplemental information sheet. These sales may include, but will not be limited to items such as: trademark items, items which promote the valley or the wine industry, art, pre-packaged foods and cheese.

17.22.130 Conditional Use Permit Application. A supplemental information sheet will be required for all winery Conditional Use Permits. A Conditional Use Permit application may be re-visited by the Walla Walla County Hearing Examiner if any of the above activities are deemed outside of the scope, purpose and/or use of a winery.


Section 2. Effective Date. This ordinance is effective immediately upon adoption.

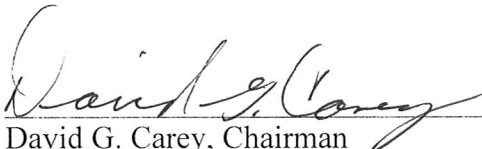
Section 3. Savings and Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 4. Publication. This ordinance will be published by an approved summary consisting of the title.


PASSED by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 19th day of June, 2006.

Approved this 19th Day of June, 2006



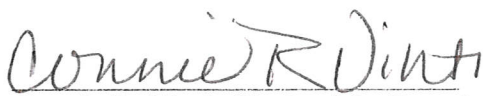

David G. Carey, Chairman


Gregg C. Loney, Commissioner



Gregory A. Tompkins, Commissioner

Constituting the Board of County Commissioners
of Walla Walla County, Washington

Attest:


Connie R. Vinti, Clerk of the Board

Approved as to form:

 deputy
Prosecuting Attorney



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