



Walla Walla County Community Development Department

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Date: October 28, 2016
To: Walla Walla County Planning Commission
From: Tom Glover, Director
Lauren Prentice, Principal Planner
RE: **Workshop Agenda Item No. 1** – ZCA16-004, Susan Buchanan

Summary of submitted application

The applicant is proposing two amendments.

- Amend [WWCC Chapter 17.08](#) to define ‘value-added agriculture’ and ‘Agritourism.’
“Value-added agriculture” means the production, storage, marketing, and distribution of value-added agricultural products, including support services that facilitate these activities. This definition excludes the uses of winery type I and winery type II.
“Agritourism” is short for “agricultural tourism” and refers to agriculturally related experiences provided for the enjoyment, entertainment, or education of visitors and which generates supplemental income for a working farm upon which the principal land use is agriculture, specifically the growing of crops.
- Amend [WWCC 17.16.014](#), Permitted Uses, to allow these two uses outright in the Agriculture Residential 10 (AR-10) zoning district.

Alternative amendments draft by staff

Included below are alternatives to the two draft definitions presented by the Applicant as well as some specific discussion topics. It is the recommendation of staff that these uses should also require a conditional use permit, be it administrative or subject to Hearing Examiner review and a public hearing.

Value-added Agriculture

The first sentence of the introduction in the Applicant’s written statement states that “the traditional growing of crops is no longer the most efficient use of agricultural resource lands and often, is insufficient to support small family farms such as those located in the [AR-10] zone” (emphasis added). The following draft alternative, which includes some conditions, is meant to be more targeted to something sized to support small family farms.

The sections highlighted below were added since the October meeting. The first part was taken from the USDA definition for value-added agricultural products cited in the application

Alternative amendments:

“Small scale value-added agriculture processing” means the production, storage, marketing, and distribution of regional agricultural products from one or more producers, including support services that facilitate these activities. **Value-added agricultural products may be defined as any agricultural commodity that must meet one of the following four value-added methodologies:**

- Has undergone a change in physical state;**
- Was produced in a manner that enhances the value of the agricultural commodity;**
- Is physically segregated in a manner that results in the enhancement of the value of the agricultural commodity**
- Is aggregated and marketed as a locally-produced agricultural food product.**

The small scale processing of value-added agricultural products shall meet the following criteria:

- a. The facility is not a slaughterhouse or mushroom substrate production facility;
- b. The facility is not a source of farm- or ranch-based renewable energy, including E-85 fuel (except for own use);
- c. The facility is supplemental and related to the primary permitted use;
- d. The facility processes at least 50 percent agricultural goods produced in Walla Walla County;
- e. The facility employs no more than 20 employees, at a maximum, per shift.

Discussion topics:

- Are there any other value-added products that should be excluded, other than ethanol production, mushroom substrate production, and slaughterhouses?
- Does the 20 employee cap appropriately limit the size of these industrial uses to “small-scale”?
- As presented by the applicant there would be no requirement that processing occur on a lot that has a farm, but with the drafted condition ‘c’ this would be required.

Agritourism:

The definition listed below is the same as the October workshop, but we’ve identified some topics for discussion.

Alternative amendment (presented at October workshop):

“Agritourism enterprise” refers to agriculturally related experiences provided on a working farm for the enjoyment, entertainment, or education of the public or invited groups. The agritourism enterprise shall support, promote, or sustain agricultural operations and production. Such activities include farm tours, hayrides, u-pick fruit and vegetable farms, classes, and picnic facilities.

Discussion topics:

Below is a list of possible categories of agritourism and possible accessory uses. The proposed amendments are broad and may allow many of these activities to occur.

- **Grow:** The growing of crops is an allowed use.
- **Processing:** Covered by small-scale value added ag processing definition?
- **Sell:** same as processing? Limits on retail uses?
- **Events:** Special events allowed? Seasonal events? Parking? Noise? Conflicts with Wedding and Event Center regulations?
- **Meals:** Under proposed definition a restaurant, which would not be otherwise allowed, could meet the definition of agritourism. Should this be allowed?
- **Other food products:** Processing covered by value-added ag definition? What about the sale of such items?
- **Farm stay and lodging:** B&Bs have their own criteria. But would this be a B&B? Under proposed definition a farm stay or any lodging could meet the definition of agritourism. Should this be limited?
- **Tours:** Especially for school kids. Parking for buses and cars? Frequency?
- **T-shirts:** Would selling farm-related (or non-farm) t-shirts, mugs, and other gifts be allowed? Should this be limited by proportion or size?