

**Proposal X – Winery Use Permit Framework:**

In order to provide a catalyst for discussion, staff has attempted to integrate and consolidate many of the issues and suggestions that have been offered both at APAC and that are being considered by the Planning Commission. This is an effort to develop a broad consensus position that can be used as a starting point for general consideration, not as an attempt to drive the discussion.

This proposal is by no means exhaustive or all-inclusive. There are many different perspectives on which issues should be included, which have the highest priorities, and what should be done about each of them. Staff is not offering this as being set in stone. If the Committee finds this exercise valuable, they are encouraged to add to it, delete from it, and modify it as they feel appropriate.

	AP			AW		
	10 – 20 Acres	20-40 Acres	40+ Acres	20 – 40 Acres	40-80 Acres	80+ Acres
Review Authority	Zoning Administrator	Planning Commission	Planning Commission	Zoning Administrator	Planning Commission	Planning Commission
Production Capacity	20,000 gallons	50,000 gallons	Per Use Permit	20,000 gallons	40,000 gallons	Per Use Permit
Estate Grape Requirement	15% of total production	15% of total production	Per Use Permit	10% of total production	10% of total production	Per Use Permit
Maximum Area of Winery Development	25% of total parcel	20% of total parcel	15% of total parcel	20% of total parcel	15% of total parcel	10% of total parcel
Maximum Hospitality Area	30% of Winery Development Area, including outdoor visitation, and Type 3 caves	40% of Winery Development Area, including outdoor visitation, and Type 3 caves	40% of Winery Development Area, including outdoor visitation, and Type 3 caves	30% of Winery Development Area, including outdoor visitation, and Type 3 caves	40% of Winery Development Area, including outdoor visitation, and Type 3 caves	40% of Winery Development Area, including outdoor visitation, and Type 3 caves
Tasting Room Visitors	100/week	150/week	Per Use Permit	50/week	75/week	Per Use Permit
Food Service	No food prep or kitchen	Food preparation area, no kitchen	Per Use Permit	No food prep or kitchen	Food preparation area, no kitchen	Per Use Permit
Marketing Event Visitors	250/year	550/year	Per Use Permit	200/year	400/year	Per Use Permit
Hours of Operation	Tasting: 7:00 pm Events: 9:00 pm	Tasting: 7:00 pm Events: 9:00 pm	Per Use Permit	Tasting: 6:00 pm Events: 9:00 pm	Tasting: 6:00 pm Events: 9:00 pm	Per Use Permit
Variances	No more than 25% for public road setbacks	No more than 15% for public road setbacks	Maximum 0%	No more than 25% for public road setbacks	No more than 15% for public road setbacks	Maximum 0%
Temporary Events	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit
Retail Products	No retail	Wine-related products	Wine-related products	No retail	Wine-related products	Wine-related products
Hold and Haul	Limit 3 years	Limit 2 years	Limit 1 year	Limit 3 years	Limit 2 years	Limit 1 year