

Carol Parker

From: Jesse Watson <JWatson@ptcn.biz>
Sent: Tuesday, January 7, 2025 5:03 PM
To: Carol Parker
Subject: RE: application for winery

Carol,
See below--
Let me know if you have any questions.

Take Care,



Jesse L Watson, MHA

Chief Executive Officer
Sunset Valley Vineyards, LLC
Snake River AVA-Oregon
Willamette Valley AVA-Oregon
503.680.0200

Mailing Address:
30420 SW Firdale Rd
Cornelius, OR 97113

Vineyard Site Address:
2746 Norwood Dr.
Nyssa, OR 97913

From: Carol Parker <Carol.Parker@malheurco.org>
Sent: Tuesday, January 7, 2025 3:38 PM
To: Jesse Watson <JWatson@ptcn.biz>
Cc: Carol Parker <Carol.Parker@malheurco.org>
Subject: application for winery

Good afternoon Jesse, I'm currently writing the staff report for your application for winery. Because the county has not adopted State Statute 215.452 Winery, into the development code, we are required to use this state statute when reviewing an application.

The list below are criteria that I need you to address so I can put them into the staff report. Please have your response to me by this Thursday afternoon.

1. Less than 50,000 gallons of wine annually; **We produce less than 50,000 gallons.**

2. Long-term contract for the purchase of all of the grapes from at least 15 acres of a vineyard contiguous to the winery or obtains grapes from any combination of your vineyard and contract. **There is a 40 acre vineyard onsite.**
3. Are you going to market and sell wine produce in the winery. **We will sell wine onsite.** The statute reads: **May do the following: So we will be doing these activities.**
 - a. Wine club activities.
 - b. Winemaker luncheons and dinners
 - c. Winery and vineyard tours
 - d. Meetings or business activities with winery suppliers, distributors, wholesale customers and wine-industry members
 - e. Winery staff activities
 - f. Open house promotions of wine produced in conjunction with the winery
 - g. Required to be made available in conjunction with the consumption of wine on the premises by the Liquor Control Act
4. Carry out agri-tourism or other commercial events on the tract occupied by the winery. **We will do so accordingly to the permitting standards of the statute.**
5. Host charitable activities for which the winery does not charge a facility rental fee. **We will do so accordingly to the permitting standards of the statute**
6. A winery may include on-site kitchen facilities licensed by the Oregon Health Authority. **There will be a kitchen in the Tasting Building.**
7. Gross income of the winery from the sale of incidental items or serviced provided. **Incidental items will be 25% or less of the gross income.**
8. A winery may carry out up to 18 days of agri-tourism or other commercial events annually on the tract occupied by the winery. **There will be a few Events but will go through the permitting process.**
9. Events on the first six days of the 18-day limit per calendar year must be authorized by the local government through the issuance of a renewable multi-year license. **There will be a few Events but will go through the permitting process.**
10. Is a B&B planned. **None**

Thank you in advance for answering the above criteria.