

CLARK COUNTY  
STAFF REPORT

**DEPARTMENT:** Community Development

**DATE:** December 21, 2015

**REQUEST:** The applicant is requesting plat alteration approval to remove a note limiting the lot to Agricultural uses under an old county code (Section 18.301.020) in order to establish a winery on the site. The proposed winery and events center is on a 9.2 acre remainder lot of the Andre Short Plat in the UH-10 zone district.

**CHECK ONE:**                      X    Consent                      CAO

**BACKGROUND**

A note on the 1992 Andre Short Plat recorded in Book 2, Page 697 (Exhibit 10) restricts the remainder lot (Lot 4) to uses allowed outright by those in Section 18.301.020, a since-repealed code reference to the site's former agricultural zoning designation.

The applicant wishes to construct a winery and event facility on the site, but wineries were not listed as a permitted agricultural use in Section 18.301.020, and the note on the 1992 plat still applies unless the plat is altered under CCC 40.540.120.B.2. Approval of the winery was accomplished under HOC2015-00011, and preliminary approval of plat alteration was processed under PLD2015-00023.

To finalize this plat alteration, the applicant is required to record a "Declaration Amending Short Plat" with the County Auditor. As required by RCW 58.217.215, signature of the legislative body is required on this document prior to recording. Deputy Prosecuting Attorney Chris Horne has reviewed, approved, and signed the Declaration for this plat alteration.

**COMMUNITY OUTREACH**

Notice of the proposed plat alteration and winery project was mailed to the applicant, property owners within the short plat, property owners with 300 feet of the plat, and the Ridgefield Junction Neighborhood Association on August 13, 2015. One comment was received in support of the plat alteration.

**BUDGET AND POLICY IMPLICATIONS**

None



**FISCAL IMPACTS**

Yes (see attached form)                       No

*Handwritten initials/signature*