

Rockville Planning Commission
Special Meeting Agenda
August 6, 2024-6:00 pm

1. **CALL TO ORDER – ROLL CALL:** Chair Tyler called the meeting to order at 6:00 pm. Ken Rybkiewicz, Jane Brennan, Layney DeLange, Linda Brinkley, Tim Arnold, Andy Efstratis and Garth Tyler were present. Town Clerk Vicki Bell recorded the meeting.
2. **PLEDGE OF ALLEGIANCE:** Chair Tyler invited everyone to join in the Pledge of Allegiance.
3. **DECLARATION OF CONFLICT OF INTEREST WITH AN AGENDA ITEM:** No conflicts were disclosed.

Public Comment – Written comments may be submitted anytime to the Town Clerk at PO Box 630206, Rockville, UT 84763. Written comments will be published on the Town's website the Friday prior to the Planning Commission meeting. No comments were received.

4. **CONSIDERATION AND ACTION ON AN APPLICATION FOR A SPECIAL EVENT PERMIT FOR THE UTAH WINE FESTIVAL LOCATED AT 276 GRAFTON ROAD IN ROCKVILLE – DOUG MCCOMBS:** Chair Tyler explained this special meeting is being held due to the fact that when the application was submitted it had past the time of the regular meeting deadline. The application was submitted less than what Town Ordinance requires for a special event of 45 days. As a courtesy to accommodate the event Chair Tyler allowed a special meeting. Noting that this is a one time only and will not be allowed for future events nor future years. Chair Tyler then asked Doug McComb to explain the event.

Doug McComb thanked the Planning Commission for having this special meeting. Jayden Reardon, the former winery manager, usually does all the planning for the Utah Wine Fest but has left his employment. Doug McComb said he is now doing the event and had no idea the time limit of 45 days before the event to submit the application. He said this is basically the same thing as last year with the Utah Wine Festival. It's a small picnic, with upwards to 50 people out at the vineyard, owned by Jacob Anderson, off Grafton Road. Last year Digby's Market came out and they did a small kind of a buffet style presentation of picnic style foods. We had a couple of tents set up in the vineyard. This year Digby's Market will back again and those in attendance will be tasting some of the varietals of wine being grown in the vineyard there will be a couple of different meat style presentations this year and have three different sauces that go with the meat and how the sauce the meat and the wine together sort of changed the flavor. So it's an educational experience. It all takes place there in the gazebo with parking on the raised area and then around the barn area. It's upwards to 50 people with about 25 tickets being sold pending the approval tonight.

Ken Rybkiewicz asked if there is a fee being charged for said event? Doug McCombs answered yes, there's a \$65 ticket price to cover the food and the wine. Ken Rybkiewicz said it sounds like it's a commercial opportunity for you to earn money for your wine festival. Doug McComb answered we do charge for it to cover our costs, to be perfectly frank, I don't make any money on it, but we do cover the cost of the event, yes.

Jane Brennan questioned that this application could be granted as the code may not allow flexibility on the time frame and they would be breaking the code themselves. She said Mr. McCombs needs to be aware of the rules and it can't happen again. She then asked if half the tickets are sold what staff will be there numbers wise? Doug McComb said probably 5 with those from the Market also. He said there is also an EMT at the event. Jane Brennan asked about security to ensure that nobody wanders and may light fires or flick cigarettes or goes off property. And what will happen if more tickets are sold than 50? Doug McComb said it is limited to 50 with no more tickets available. Jane Brennan asked about litter and dumpsters as the application says no. Doug McComb said last year 55-gallon drums were used with liners and all garbage was hauled back out. He said the DABC (Department of Alcohol and Beverage Control) requires permits for each event and from each city where it may be potentially held. He needs the approval from the Town to finish the State permit. Jane Brennan asked

if Mr. McComb was aware of the Town Code that special events are only allowed per quarter as this is considered commercial. She said there are different views on the interpretation of our code regarding special events. She then questioned the advertisement on the web regarding wedding venues and family reunions allowed on this property. Doug McComb asked that this permit be addressed and then the other issue addressed. Jane Brennan said she only had a small amount of time to address her concerns, and this is one of her concerns.

Layne DeLange asked why this location is included when they are not currently producing wine. Doug McCombs said simply to tie into the wine scene, as it was used last year and to make people aware.

Linda Brinkley asked when the Facebook page was posted, and various events advertised there is no guarantee the event will be permitted when the permit had not been requested or issued. Doug McComb said all that is to drive interest. Linda Brinkley said that it says book now. Doug McComb said these are two different businesses and he is merely seeing if there is interest in that kind of activity here. Ken Rybkiewicz stated these types of events are not permitted in this area. Doug McCombs said he felt they could be with a special event permit. The Commission did not necessarily agree. Linda Brinkley asked that he not advertise again without the permit being issued.

Vice Chair Arnold stated concern that the website and the application have different dates on them for this event. Doug McCombs said the actual event here in Rockville is scheduled for September 1, 2024, a Sunday. He then adjusted the date of the application.

Ken Rybkiewicz said this is not commercial property and cannot be advertised for these activities. Doug McCombs stated if there were any interest he could come in for a special event permit to allow this. But this advertisement has nothing to do with the wine festival. He said he owns both companies, IG Winery and Utah Wine Festival but they are separate. Ken Rybkiewicz said this could be construed as a marketing campaign for your activities that are commercial. Doug McCombs said he knew the difference between commercial and non-commercial. He reminded the Commission that the wine festival is a ticketed event and everything else is not ticketed. And the others should not be viewed as commercial.

Vice Chair Arnold said many other towns may not require an actual meeting to approve these permits, but Rockville does, and you must follow the rules. Chair Tyler asked about fire protection. Doug McCombs said he would put up no smoking signs, but there is water onsite.

Andy Efstratis stated concern for health and safety due to the effect of alcohol and heat. Doug McCombs stated there will be plenty of water for drinking and an EMT present in case of problems. Andy Efstratis asked if the servers are alcohol certified to watch for problems with those in attendance and what about driving under the influence. Doug McCombs said all servers are required to be alcohol certified that work for the Winery. He said alcohol is not served the last 45 minutes to one hour of leaving the event to allow people to sober up. Food and water will still be available, and we try to keep an eye on attendees.

Jane Brennan asked permission to allow 1-2 Commission members to visit and check out the event, thus ensuring all is as required. Doug McCombs stated he has nothing to hide and would not have a problem with an onsite visit.

Layne DeLange asked if the speed limit on the road could be addressed, and attendees not visiting the neighboring properties and the horses as it is private. Doug McCombs stated once they have names of guests an email is sent out telling attendees things they need to be aware of to attend in separate locations.

Linda Brinkley asked if the wine would be measured or free pour. Doug McCombs said the attendees will not be pouring themselves it will all be done by servers, thus limiting the amount of alcohol consumed, however the food is unlimited.

Andy Efstratis asked if bottles of the wine could be purchased onsite. Doug McComb said no but they will be informed where it is available, as the festival rules do not allow that. He said this is not a club and will be a very chill event with an acoustic guitar player onsite also.

There were no other questions.

Chair Tyler then said Whereas, the application for a Special Event permit for the Utah Wine Festival to be held at 276 Grafton Road, Rockville Utah submitted by Cedar City Winery, LLC dba I/G Winery via Doug McCombs) is complete, and; Whereas, the following has been addressed and accepted by the Planning Commissioners;

- 1) All application fees are paid in full for this application
- 2) All advertisements on Websites, brochures, social media accounts, etc. advertising events (i.e. Weddings, Corporate Events, Birthdays, etc.) will be removed before this application is signed by the Planning and Zoning Chair (given until Friday to complete)
- 3) All rules and regulations imposed by the Division of Alcoholic Beverages Services are followed and completed according to Utah law
- 4) The appropriate sanitation facilities will be on site
- 5) The appropriate solid waste containers are on site for the event
- 6) Chapter 9.1.25 of the Rockville Land Use Code for Special Events is adhered to regarding festivals and events
- 7) Due to the current extreme fire danger we are experiencing, all preventative measures preventing fires is strictly adhered to, along with having sufficient water sources on site Whereas, this festival event complies with LAND USE CODE, and does not conflict with the ROCKVILLE GENERAL PLAN, and does not conflict with the nature of the community, I **MOVE** we approve this application. Jane Brennan **SECONDED** the motion.

VOTE ON MOTION:

Ken Rybkiewicz – No
Garth Tyler – Aye
Linda Brinkley – Aye
Jane Brennan – Aye
Tim Arnold - Aye

The **MOTION** passed.

5. **ADJOURN.**

Chair Tyler asked for a motion to adjourn. Jane Brennan **MOVED** to adjourn the meeting at 6:55 pm. Linda Brinkley **SECONDED** the motion.

VOTE ON MOTION:

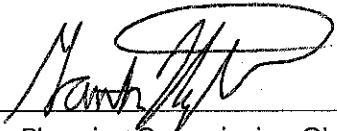
Ken Rybkiewicz – Aye
Garth Tyler – Aye
Linda Brinkley – Aye
Jane Brennan – Aye
Tim Arnold - Aye

The **MOTION** passed.

Meeting adjourned

Minutes prepared by
Shelley D. Cox, Town Clerk
Town of Rockville

APPROVED



Planning Commission Chair

The foregoing was posted in the foyer cabinet of the Rockville Town Office by Shelley D Cox at approximately 9:00 AM/PM on Sept. 11 2024, on Rockville's Website and the Utah Public Notice Website.