

# Restrictions Imposed On SV Winery

SC Sentinel 2/21/82

Due to complaints from residents living near the Roudon-Smith Winery in Scotts Valley, the county Planning Commission Wednesday placed temporary restrictions on the wine-making operation.

The conditions, adopted unanimously, will remain in effect until the winery's use permit is reviewed again on June 16, according to Planner Rudy Brown.

Wednesday's review of Roudon-Smith's use permit came about after neighbors of the Bean Creek Road winery

complained about odors and noise coming from the operation and about traffic going to and from the winery.

They also complained that two large tanks on the winery property are unsightly and that the winery owners built on to the winery building without getting a building permit.

Brown explained that the use permit was due for a review and the citizens' complaints merely expedited that review.

Instead of voting for or against extending the use permit, commissioners put off

the decision since the planning staff presently is preparing a new ordinance dealing specifically with winery operations, Brown explained.

"Rather than set policy by this case, they decided to wait for the ordinance," Brown stated.

Another reason commissioners decided to hold off their decision is that they believe many of the problems can be settled by the winery owners and the neighbors simply talking things over, Brown added.

Several of the problems already have

been taken care of by owners Bob and Annamarie Roudon and Jim and June Smith, according to Brown.

Between now and the time the use permit comes up again for review, the winery owners must comply with the following conditions adopted by the Planning Commission:

- Parking lot must be watered to keep dust down.

- Vehicles must gain access to the winery by using MacKenzie Road instead of Bean Creek Road. The winery is located at the intersection of these two roads.

- Wine-tasting and retail sales must be limited to half a day, once a week and must be done by appointment only. No tour buses shall be allowed at the winery.

- All night operations must cease.

- No flood lights shall be used, except in emergencies.

- The drop-off point for supplies in Scotts Valley must be maintained. Winery owners established this drop-off point to cut down on traffic coming to and from the winery.

- Winery owners must attempt to hold a meeting with neighbors to work out problems.

- Landscaping shall be planted to screen fermentation tanks and a partial enclosure shall be constructed to further screen the tanks. Winery owners must get a building permit for this enclosure.

- The winery must limit itself to processing 175 tons of grapes. (This condition actually has little effect since grapes won't be delivered until next fall.)

Commissioners also directed the planning staff to review the possibility of a driveway leading into the winery from Bean Creek Road, to find out how many tons of grapes are processed yearly by the winery and to look into the possibility of relocating the three fermentation tanks.