

Call to Order: 7:02 p.m. by Board Chair, Janet Aldrich

Attendance:

Bob Moses - Present
Chair-Janet Aldrich - Present
James Proffitt - Present
Larry Eastley - Present

Brian Bush- Present
Kris Walker - Present
Secretary-Dennis Hisle - Present
Randy Lam - Absent

Others in attendance: Stacy Wolfe-Planning & Zoning Administrator, Paula Patchett-Planning & Zoning Assistant and Camille Johnston-Ray Co Prosecuting Attorney.

1. Marianne D'Amato & Devin Wilmoth (Ray Rocks Off Road Resort) – Conditional Use Application

CUP Request: Outdoor Recreation & Entertainment, defined by Planning & Zoning Regs as: participatory and spectator-oriented recreation and entertainment uses conducted in open, partially enclosed, or screened facilities.

Property: Contains 455 acres, currently owned by Hunt Midwest, located on the North side of Hwy 10, approximately .90 miles west of Rabbit Farm Rd, Rayville. This proposal excludes the 55 acres located in the NW corner of the property.

Proposal: Phased plan set out over the next 1 to 5 years. Expectations for year 1 may include walking trails, equestrian trails, motorized all-terrain vehicle trails, non-motorized watercraft activities and camping experiences.

Board Chair, Janet Aldrich, opened the meeting by going down the line to get questions and comments from attendees.

Duke Hughes: Will there be any blasting? **Answer:** No longer a quarry, will not be any blasting

Hughes: How will keep people from going over cliffs? **Wilmoth/D'Amato:** Will do a lot of safeguarding

Mac Booth: Are there required minimum setbacks for trails

Wilmoth/D'Amato: Follow natural terrain, would not intentionally run a trail up against a property line

Roger Ogg: Has existing fence on his property, wanting to know if the riding facility will be fenced

Wilmoth/D'Amato: Property boundaries will be clearly marked prior to opening

Larry Eastley-P&Z: Property owners do have legal recourse regarding trespassers

Gary Ogg: Wants more than just posts and signs marking property lines

Julie Nelson: Concerned that after hours riding will take place off premise

Joshua Wood: Questions about business plan, must have a vision of what kind of people will be riding on property, would anticipate 100 vehicles over a weekend, would expect 22% increase over 5 years

Concerns: Concerns about Sherriff department having training privileges being a conflict of interest

Wilmoth/D'Amato: Absolutely not the intention when they mentioned the offer to open part of the area to Sherriff for training, felt like they were being good neighbors, willing to rescind offer.

J.D. Pierce: Why is it going to vote with Commission on Thursday

D'Amato: Timing of Phase I study through DNR and real estate contract

Grenda Lewis: A lot are in favor of everything except motorized trail riders

Beverly Wilson: Reclamation

Janet Aldrich-P&Z: Quarry closed around 2005 and has gone through the process set out through the 1977 Reclamation Act. It does not mean the site had to be brought back to original state.

Barger: Runs cattle, concerned about people messing with fences

Question: Idea of opening date **D'Amato:** Projecting soft opening date after first of year for limited group of riders, not necessarily the general public

Question: Do you but tickets in advance or at the gate **D'Amato:** Pay at gate, get map, go over rules and sign liability waiver.

Statement: Looking at 400 acres for trails, number of people riding will be based on length/number of trails available, typically one-way trails, not enough room to pass

Jim Goodale: If his fence gets cut and someone comes on his property are Wilmoth/D'Amato liable

Rich Templeton: Are putting in turn lane **D'Amato:** contacted MoDOT about signage and turn lane application, has not received a call back

Lynn Templeton: Came to country for peace and quiet, why is county entertaining this idea

Wilmoth/D'Amato: Want to have quiet hours, have made contact with surrounding property owners in other locations, did not have any real issues. A lot of riding will take place in the pit, lends itself to natural barriers.

Chris Minnick: What is liability of adjoining property owners if someone get hurt on their property

Question: What is the impact on surrounding property values

Joshua Wood: Hold Harmless clause

Ron White: What type of vehicles allowed

Answer: Will have motorized and non-motorized days, no overnights for horses, campgrounds have specific rules

Travis Ramsey: Lives out by Ray Co Lake, travels country off road parks, don't dump trash, don't cross purple paint, take out what we bring in and clean up after those that don't. Doesn't understand automatic opposition. All these issues already exist.

Dave Hammerle: **Concerned** about lights and traffic, would like no ATV riding during hunting season

Rider: Has 4 Wheelers and razors, goes to a lot of parks, what take in they take out, clean up after themselves, carry full coverage insurance, just trail riding, not going fast or racing. Love to see it.

Chris Clark: Rides on his property, has deer cams, deer hunts, does not seem to have a problem with deer spooking from the ATV. Doesn't feel noise level is what people are expecting.

Wilmoth: Typically, traffic would not be coming into park during work rush hours

Josh Brown: Member of Wood Heights Fire and Rescue, asked about rescue needs, if local authorities have been notified.

P & Z: Contacted Richmond Fire, stated would be able to handle anything but water rescue / Ambulance District was contacted as well **Wilmoth:** Will have ATV available on site for transport if needed

Brian Powell: Suggested maybe shutting down opening weekend of hunting season

- Walking property lines with adjoining owners
- Marking boundaries
- Concerned about being rushed through Planning & Zoning

Mac Booth: Would Wilmoth/D'Amato allow someone who knows where things might be located on the property to be present during DNR study

Shrout: Inquired about being present during study

Ramsey: Power company used quarry for staging area

Question/Statement: Turn Lane request **D'Amato:** Attempted to contact MoDOT – no call back prior to meeting

Brian Bush-P&Z: Years of working for Ray County Sheriff Department, only remembers 1 wreck for sure at the entrance, most took place either east or west of that point

Board Chair, Janet Aldrich: Closed the floor for comments, board discussion with Wilmoth and D'Amato

Board discussed among themselves concerns and suggestions for additional parameters to the Cond Use.

Bob Moses moved to approve the Conditional Use Permit for Recreation and Entertainment, Outdoor, defined as; participatory and spectator-oriented recreation and entertainment uses conducted n open, partially enclosed, or screen facilities. Typical uses include sport arenas, racing facilities, amusement parks, golf driving ranges and miniature golf courses. With the added conditions

- The applicants are to come before the board yearly for review for the first five years
- No racing
- Must hold all trails at least 30 feet from all surrounding property lines
- Property boundaries must be identified and clearly marked with signage
- Must apply to Missouri Department of Transportation for adding a turn lane
- Must cooperate with law enforcement if an issue arises with a patron of the park

Dennis Hisle seconded the motion.

Vote 5 in favor (Larry Eastley, Bob Moses, Kris Walker, Dennis Hisle and Brian Bush) – 1 opposed (James Proffitt). Motion carried.

Larry Eastley moved to adjourn at 8:51 p.m. Seconded by Brian Bush. 6 in favor. Motion carried.