



RICHMOND CITY PLANNING & ZONING COMMISSION

City Council Chambers
90 South 100 West
Richmond, Utah 84333

The Richmond City Planning & Zoning Commission met in a regularly scheduled meeting at 90 South 100 West Richmond, Utah at 6:30 p.m. on Tuesday, August 2, 2022

Commission Members Present: Jay Bair, Cache Christensen, Jessica Dunyon, Sharik Peck, Brent Wallis

Staff Present: Justin Lewis (City Recorder), Amber Ervin (City Council), HollyJo Karren (Deputy Treasurer)

Others In Attendance: Travis Schroeder, Spencer Stokes, Debbie Zilles

Chair Jessica Dunyon called the meeting to order at 6:30 p.m.

Approval of the July 5, 2022 meeting minutes

Minutes from the June 7, 2022 meeting were reviewed. Jay moved that the minutes be approved as submitted. Brent seconded the motion. The motion was unanimously approved.

Discussion and possible vote on the conditional use permit request by the Cache Valley Straw Maze for a commercial business located at approximately 600 North 200 West. Parcel Number 09-043-0014. Zoned HC (Highway Commercial).

Travis Schroeder provided a brief proposal for the use of the property as a seasonal straw maze, pumpkin patch, and family activities. The straw maze would be open for six (6) weeks in the fall and 5-6 weeks in the winter for Christmas lights. Proposed activities could include a mechanical swing, mechanical bull, jump pad, slide, zip line, corn pit, tractor rides, wagon rides, photobooth, food trucks, etc. There may be other seasonal events such as a sunflower and tulip patch.

Cache asked about the idea for a tulip festival. Travis said there are no details, but it is something they are thinking about doing. It would likely be a 2-3-week time in the spring.

Cache said a similar event to AWHC's baby animal days might be a popular experience.

Chief Downs reviewed the fire recommendations for this proposal, most are similar to what is required at their other location in Burley, ID. Because this is a commercial lot, there are a few additional items that will need to be addressed. He has talked with the applicants about the requirements. The list of requirements includes:

1. An approved clear and accessible road with an all-weathered surface and an approved turnaround to be used for Fire and EMS.

2. A water source identified and accessible to be used in the event of a fire.
3. Portable fire extinguishers shall be provided as required by the fire code official.
4. The parking area is to be identified and there is no parking of vehicles or internal combustion engines will be allowed within 50' of the maze.
5. A fire break shall be identified and constructed at least 20' around the combustible maze.
6. Open flame or other devices emitting flame, fire, or heat, or any flammable or combustible liquids gas, charcoal, or any other cooking devices shall not be permitted inside or located within 20' of the maze.
7. All paths in the maze must be maintained 4' wide.
8. Provide a plan for medical emergencies-including notification and accessibility to the maze by EMS personnel. Consider First Aid and CPR training for employees.
9. Provide a plan for fire emergencies that contains emergency evacuation procedures, including the notification of patrons and the summoning of the fire department, training of the employees in fire emergency procedures, fire safety plan, and training in the fire hazards or materials they are exposed to, the proper use and location of fire extinguishers, and the familiarity with areas of refuge.
10. Approved "*No Smoking*" signs shall be posted.
11. A public address system with a loudspeaker must be readily available to employees to assist them in making announcements to the visitors in the event of an emergency.
12. The entrance and exit from a corn maze must not be blocked or obstructed at any time.
13. At least two employees must monitor the patrons, and their accountability and be on the lookout for any emergencies in an elevated area that oversees the maze during operation.
14. An approved lighting plan that will light up the maze in the event of an emergency.
15. Electrical power to meet the requirements of the electrical code.
16. A piece of equipment with "Bale Forks" on standby at the site to move the straw bales if the need arises. Trained people that can operate the equipment must be on site while the facility is open to the public.
17. Coverings that are used to cover the maze or any other venues must meet the fire-resistive rating requirements of the temporary structure portion of the Fire Code.
18. Additional safety measures may be imposed by the authority having jurisdiction as deemed necessary.

Travis confirmed for Brent that they have no concerns about meeting all the requirements.

Cache asked about a water source. Travis said they have irrigation shares onsite. Spencer Stokes has talked with Chief Downs, if a hydrant is necessary, they can look into that option, the site in Burley does not require one. Chief Downs pointed out that there is a 12" line that runs down to the UDOT sheds. Justin said they are required to have irrigation water as noted (which may only be seasonally available), a water truck, or a fire hydrant for an immediate onsite water source at all times.

Jay asked if an AED (defibrillator) is required because it is a commercial project. Chief Downs said there is no specific requirement, however, it is a good idea to have one.

Jay said a hydrant would seem better. Chief Downs explained what the requirements would be and that the Fire Department would be willing to work with them as long as they have a water source available.

Justin pointed out that the Conditional Use Permit requires annual review/approval and asked Spencer what a good annual date would be so they would have time to get everything ready. Spencer said May 31 should be fine.

Spencer confirmed for Jay that they have generators they can use, as well as some other options that would be more suitable for some of the activities and food trucks.

Sharik thinks this is a great idea and he is looking forward to it. Spencer thanked him and said they are hoping to have this available permanently to create annual family traditions.

Chief Downs clarified condition #5 for Jay. The fire break just has to be something that is not combustible and will not burn, such as dirt.

Spencer said they are working with UDOT and asked if the Commission had any say over UDOT requirements. Justin said because the highway is a state road, it is completely under UDOT's jurisdiction and they will have to work with them on the applicable requirements. Spencer suggested the possibility of having customers park elsewhere and being shuttled to the site. The Commission suggested working with the property owners to the back of the property and see if this might be better access to the site. Chief Downs noted that any road into the site would have to meet all applicable requirements.

Brent suggested looking into applying for RAPZ (Recreation, Arts, Parks, and Zoos) tax to help with costs.

*** A motion was made by Cache to **approve** the Cache Valley Straw Maze request for a commercial business located at approximately 600 North 200 West. Parcel Number 09-043-0014. Zoned HC (Highway Commercial). Approval/sign-off will need to be given by the Fire Department, the City Administrator, UDOT, and the Cache County Building Inspection Department. All applicable engineering requirements for the back access will have to be met. The annual expiration/renewal date for the permit will be May 31. Brent seconded the motion. **The motion passed 5-0*****

Yes Vote: Bair, Christensen, Dunyon, Peck, Wallis

The next Planning Commission meeting will be Tuesday, September 6, 2022.

Meeting adjourned at 7:40 p.m.

Minutes submitted by Debbie Zilles

Planning Commission Chairperson