

MEDORA PLANNING AND ZONING COMMISSION
Official Proceedings on November 20, 2018
(Subject to board review and approval)

Meeting was called to order at 6:00 p.m. by Jim Bridger. Present were Doug Ellison, Justin Ell, and Ian Connors. Kinley Slauter was excused.

Minutes from October 16 meeting were presented to the Board for approval. Ell made the motion to approve the minutes, Ellison seconded. Motion passed unanimously.

Elkhorn project update – TRMF

Randy Hatzenbuhler (by phone) and Clarence Sitter presented an update on the Elkhorn Project. 286 rooms are complete and 56 more will be completed by May. The original plan was for 400 rooms (220 employee, 180 guest) and the plan now is for a total of 342 total rooms (147 employee, 195 guest). TRMF requests approval of this revised plan and requests a Development Agreement Addendum to recognize the final configuration of 342 rooms and to allow operation of all 342 rooms (currently 284 allowed) while the lagoon project is being completed. The Council has requested an updated plan from the City Engineer and Apex which will be reviewed to determine what is feasible for usage during construction.

Connors moved the Board approve the revised plans for the Elkhorn Development and allow operation of the final 56 rooms during lagoon construction if the City Council approves, Ellison seconded. Motion passed unanimously.

Miscellaneous Business

Rough Riders Adventure Park update – Clarence Sitter and Randy Hatzenbuhler (by phone) presented an updated concept map for the Adventure Park. Reviews of the previous plan, including input from a focus group, resulted in recommended changes including: change attractions, relocate the parking area to an expansion along 6th St, put a portion of the Mini Golf on the other side of 6th St, and relocate the Zip Line. TRMF requests approval to proceed with soil boring so they can continue to plan, no boring will be done on paved streets. The Zip Line changes will make it safer and less visible, but clearance over the street will remain the same. Other items discussed included:

-Changes will be made in the parking lot behind the MCC to allow access as discussed in July. The plan is to pave the lot if budget allows. Run off control will need to be addressed.

-Planters in the street – temporary planters, etc. create traffic and insurance concerns (July review). TRMF would like to discuss with the City in more detail as they want to control the flow of traffic in some way and improve safety (cones, flashing lights, etc.). TRMF is requested to further define for the next review what they are proposing for the size, quantity, etc. for temporary planters, etc.

-Run off from new Mini Golf area and when pools are drained – control of run off will need to be designed into the area, including managing flow toward the Lutheran Church.

-Town Square – this will only be take-and-go food items.

-Welcome Signage – public suggested that a community input session be held to get input on the signage. Also, State Highway and City regulations will need to be followed.

-Play area in the southeast corner – concerns were expressed about safety related to the play area in the southeast corner of the park, need to evaluate fencing or other means of control.

-From the July Review - the current connector road between the Motel and the MCC lot is grandfathered in as a public easement and shouldn't be allowed to be closed off.

-Parking changes – the Public commented that they like the new lay out. Zoning requests that an evaluation be done of the angles of the spaces, inclusion of handicap spaces, etc.; the street right of way/easement line be identified and included on the drawings; and the rules/ordinances related to changing the street/creating parking spaces be investigated to further understand what will be required.

Bridger - assume that TRMF will pay for the work to complete the parking lots? Randy - will ask for partnering with the City on some items TBD.

-Concern about possible conflict with the School Christmas Program on December 18 meeting date. If so, consider moving community input session to January.

The plan is to have the Slant House and Zip Line operational in 2019, and construction of other portions of the Adventure Park started beginning in 2019 with at least some operating in 2020.

Action: TRMF will bring updated drawings, and provide answers and further input at the December 18 Zoning meeting, approval of the Zip Line will also be requested.

Old Tree by the Post Office – Mary Griffin commented that the borings showed that the tree is hollow and not suitable for carving as was being investigated. She will provide an update at the December meeting, and suggests we have a community open meeting in January to get input, ideas, direction, etc.

Ellison moved the meeting be adjourned, Connors seconded. Meeting adjourned at 7:00 p.m.

ATTEST: _____ Jim Bridger, Presiding

ATTEST: _____ Gary Ridenhower, City Auditor