

MEDORA PLANNING AND ZONING COMMISSION
Official Proceedings on December 18, 2018
(Subject to board review and approval)

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

Minutes from the November 20 meeting were presented to the Board for approval. Bridger made the motion to approve the minutes, Ell seconded. Motion passed unanimously.

Rough Rider Adventure Park Update – TRMF

Randy Hatzenbuhler presented an updated concept map for the Adventure Park. Changes from the previous concept map include: changed the angle of the parking spaces in the new lot and allowed access for the MCC as discussed, changed the orientation of the Zip Line and increased the clearance over the street to about 50', and incorporated more hiking trails on the bluffs.

There was an open discussion of the new concept, with much of the focus on the Zip Line.

Zip Line comments

- the Public expressed concerns about the noise related to Zip Line operation. Randy feels most of the sound will come from screaming, not mechanical noise.
- City Attorney advice should be requested on aerial easement requirements for the Zip Line.
- need to verify that rescue people can handle incidents on the Zip Line or determine how they would be handled (the comment was today Dickinson would be asked to assist).
- the Public asked what the common injuries would be and how has TRMF looked at handling?
TRMF - The current plan is to get recommendations from the vendor on how to best handle.
Randy stated that if the vendor recommends something it will be put in place. The plan is to have workers trained in first aid and CPR plus whatever the vendor suggests.
- the pole color will be chosen to match the background.
- Ell expressed concern about the Zip Line going over the street due to congestion, visual distraction, etc. He also does not like the visual effect of the Zip Line overall.
- Public – how does this fit into the vision of the Foundation. Randy explained how it fits the goals of providing an attractive experience for guests.
- Public – has this been approved? Response – no, the Adventure Park concept was approved to move forward but specifics have not been approved. Randy plans to bring specifics on the Zip Line forward in January.
- Marcia Lamb and her daughter expressed concerns about EMS access, kids running across the street, placement of the Zip Line because of unstable ground, items falling from riders onto people below, and noise and visual clutter for the whole downtown area. They feel a Zip Line could be a good idea but the proposed location is not. Randy commented that there was a geo study done on the site of the pole to verify stability, etc.
- Public questions on the training of operators. Randy commented that operators would be trained as recommended by the vendor of the equipment.
- Ellison, could the Zip Line be kept east of the street? This has not been found to be workable.

Other Comments

-Planters in the street- concerns again were expressed about EMS traffic, restricting visibility of pedestrians, etc. Randy stated that the planters would be removed from the design. The speed bumps were also discussed and the suggestion as before was to look at some type that are removable or not a problem for snow plows.

-Insurance question – we assume that TRMF will carry insurance for coverage on all aspects of the Zip Line and Adventure Park. Randy, we will have to have insurance to operate.

-Lifeguards – the Public asked about the plan for lifeguards. Randy stated that they understand two lifeguards will be needed but they will go with the number recommended by the pool company. The pool will be open to the public. Questions were raised about the impact on the City pool. Randy commented that he had discussed some of the issues with the City.

-Public – this type of park seems to be a good idea, but the location is not. Randy commented that they had evaluated other locations and none came back as practical. Public, the first thing the visitors see coming into town shouldn't be an amusement park, it shouldn't be the main attraction or a distraction from the historic atmosphere. Randy, there were several sites evaluated for the Zip Line and the amusement park, but the others were not viable.

-A Foundation letter from 1996 was presented which was opposed to what is being proposed. Randy commented that situations and needs change.

-Randy commented that they are trying to get more for people to do when they visit. He appreciates the concerns about the noise and other public issues. He feels TRMF has demonstrated concern for the public issues and they plan to continue to do so. This is a community benefitting project. They tried to get the site west of town to work but it didn't.

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. Liquid wood could be used as fill if the tree were cut off at about 4'. Ellison would like to see the stump preserved with a historical sign, picture, etc. Griffin requested that Doug Ellison prepare verbiage for a historic plaque, Doug agreed he would. Slauter asked the public to bring forward the oldest pictures they can locate to review. There is agreement to proceed.

Ell moved the meeting be adjourned, Ellison seconded. Meeting adjourned at 7:25 p.m.

ATTEST: _____ Kinley Slauter, President

ATTEST: _____ Gary Ridenhower, City Auditor