

MEDORA PLANNING AND ZONING COMMISSION
Official Proceedings on January 15, 2019
(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 December 18 meeting were presented to the Board for approval. Bridger made the motion to approve minutes corrected to include TRMF providing insurance for the Adventure Park, Ell seconded. Motion passed unanimously.

NO. 19-01

NAME: TRMF

LOCATION: Block 17, lots 1-4, 21-24; Block 22, lots 1-4, lots 12-24

PROPOSAL: Construct ZipLine

Randy Hatzenbuhler from TRMF and Nick Lippert from JLG presented information on the proposed ZipLine. Related to responder access, they advised that there have been no emergencies at the 70 similar installations but operators will be trained to deal with emergencies including using the documented failsafe system which will bring the unit to the ground. Related to noise, the only equipment sound comes from a compressed air stop at the end, most noise comes from the riders. It is recommended the pole be painted to match the butte as much as possible, with other camouflage added if needed. The ride will last about a minute. The tower will be about 110 feet high. Connors read the Ordinance and commented that the apparent issue is to balance new structures that could detract against the economic aspects. Bridger questioned how historic this installation would be. Connors commented the ZipLine is of concern as you can see it versus ground level features. Bridger feels the obligation is to act according to the Ordinance, and the ZipLine will go over City property and present opportunity for danger and accidents. Ell asked if TRMF can get insurance with it crossing the street, Randy responded that it will not be built if they can't insure it and TRMF understands that they are responsible for insuring all aspects. Ellison asked if the Police have concerns about the distraction of drivers, etc. Chief Lapp said it is all about personal safety, drivers will likely stop to observe and the consequences are unknown, but if you want to attract people you will likely need to be innovative like this but it will be distracting. Slauter read the City Attorney opinion, there needs to be a Development Agreement covering the project to limit liability, etc. Sexton asked if other installations have crossed streets, Lippert responded yes.

Public input – they have seen the Keystone ZipLine and feel that our emergency responders can deal with any issues. Other projects such as the cell tower, malls, and Rough Rider hotel have created change but have been integrated and dealt with and this project can be handled also. Clarence Sitter said he shared the concept with the school principal and they are excited about the project. An older version of the lay out came with the application, what version is correct? Randy responded that the version handed out tonight is what is proposed.

Public input – drainage toward the Lutheran Church needs to be managed and need to assure there is continued access past the MCC to the Lutheran Church. Slauter stated he hopes the overall plan provides for more safe streets and run off management. TRMF, the plan includes keeping the street by the MCC functional and provides access to the back of the MCC. How will

kids be kept out of danger? TRMF, there will be fences around the amenities. What will the hours be? Randy, most likely 10am to 7pm, but it depends on the demand for later hours. Comment, the Cowboy Hall of Fame Board feels this would be a topnotch addition.

The request today is only for the ZipLine, the remainder of the Adventure Park will be brought forward in pieces. Ellison thanked the public for attending and expressing their feelings, he feels the challenge is how to maintain historical integrity while allowing for enhanced experiences. Slauter commented that he appreciates the history of Medora and he knows some people don't feel the ZipLine fits historical integrity but he feels it gets people closer to the badlands and gives them a better appreciation for what is here and the installation will be low key with no lights, etc. Slauter stated that as an employee of TRMF, there is a potential for conflict of interest. Since there is no direct and substantial personal or pecuniary interest in the matter, I intend to participate as necessary in the action

Public – were the people who live closest notified, including Mary Lou Ryden? The Zoning procedure covers this and people, including Mary Lou, were notified.

A motion to accept as presented failed for a second. Connors moved that the proposed ZipLine Construction as presented be approved contingent on a Development Agreement being developed and executed with the City with City Engineer and City Attorney input. Ellison seconded. Two voted in favor, two voted opposed. Slauter stated that as an employee of TRMF, there is a potential for conflict of interest. Since there is no direct and substantial personal or pecuniary interest in the matter, I intend to participate as necessary in the action. Slauter as President voted in favor of the motion to break the tie. Motion carried.

MCC Exterior Remodeling – Slauter stated that an architect has been engaged to provide some options for the look of the MCC exterior remodeling and he is asking for Zoning members input on the direction to be given to the architect. The current exterior is worn and the appearance is not good. Ellison commented that the look of the public restrooms seems good. Slauter agreed as he feels they don't look plastic and the composite material weathers well. In response to a question on current thinking, Slauter added that he would suggest lap siding like the Rough Rider and the restrooms on three sides, but he would suggest keeping much of the original design and current shape on the front side with new materials and use the different angles and height changes to add interest. Connors commented that he likes the look of the Old Town Hall, the Little Mo, and the Pizza Parlor where there is some wood in front and three sides of more durable material. Input was the darker color material should continue to be used. Sexton commented that we need to be sure to budget for maintenance. Slauter stated that we can have the sides and front use different materials to help with maintenance, etc. The current estimate for the work is \$200,000 but this will be better determined as specifications are set. Bridger commented that he likes wood on the front as it helps with the historic feel, the exterior of the Little Mo is a good example but it does need maintenance. Slauter commented that the experience on the Pizza Parlor and Rough Rider indicate that staining every 3 years on the south may be needed. Connors feels that the City Council will need to decide what is acceptable for maintenance but he prefers the wood look on the front side and the darker color. Slauter stated the architect will provide software images of various options and indicate maintenance required for the Council and Zoning to review. Connors asked if the City will bring an application to Zoning before proceeding. Slauter replied, yes.

Ellison moved the meeting be adjourned, Ell seconded. Meeting adjourned at 7:30 pm.

ATTEST: _____ Kinley Slauter, President

ATTEST: _____ Gary Ridenhower, City Auditor