

**UPPER BLUE PLANNING COMMISSION
SUMMARY OF MOTIONS
March 23, 2023– 5:30 p.m.**

Call To Order: Chair, Keith Gallacher, called the meeting to order at 5:30p.m.

Commissioners Present: Keith Gallacher, Rich Holcroft, Dan Cleary, Steve Holcomb, Emily Lawless, Christy Murphy, Ric Pocius, and Allen Frechter,

Staff Present: Steve Greer, Keely Ambrose, Lindsay Hirsh

Approval of Summary of Motions: The Summary of Motions for the February 23, 2023 meeting was approved.

Approval of Agenda: Additions, Deletions, Change of Order – None.

NEW BUSINESS: No items

CONSENT AGENDA: No Items

PUBLIC HEARINGS:

PLN22-029: Class 3: Work Session to consider the rezoning from A-1 to PUD to allow mining tours, historic tours, gold planning, BBQ dinners, a covered dining facility, sleigh and hayrides, toboggan runs, ice skating and other recreational and educational activities as currently allowed by an existing Conditional Use Permit. In addition, the applicant wants to add the following uses: tubing facility, toboggan course, warming hut/outhouse, pavilion, kitchen facility, bathroom facility, gift shop/check-in area, ore bin restoration, limited primitive lodging allowances, employee housing facilities, food truck operations, and community special events.

The Planning Commission heard testimony from both Staff and the Applicant and offered the following comments:

- The proposed operations appear to be more commercial in nature than what the LUD of the UBMP envisioned and the A-1 zoning designation.
- The uses have shifted over the years from entertainment to recreation.
- Additional impacts studies would be needed to determine additional activity levels.
- Like to see more of a transition of density/uses from the Wellington Neighborhood to the subject property.
- TDR's should be utilized if activity levels increase.
- Concerns about an increase in traffic and speeds.
- Traffic study should be reviewed by independent third party.
- Might look at potential off-site improvements: paving of road, water and sewer service. Explore annexation.
- Food trucks were questioned as a needed use.
- Property should not function as a resort.
- If project proceeds, a site visit is warranted.
- Short term rental cabins might not be appropriate.

WORK SESSION ITEMS: None

DISCUSSION ITEMS - None

The meeting adjourned at 8:04 pm.

Submitted,
Lindsay Hirsh, Senior Planner