

MINUTES

ADAMS COUNTY PLANNING & ZONING COMMISSION

Regular Meeting

May 20, 2019, Brundage Mountain Lodge

7:00 p.m.

Members Present: Al Becker, Julie Burkhardt, Kip Kamerdula, Dennis Nau, Mark Peterson

Members Absent: Joe Warner, Royce Bauer

Others Present: Adams County Commissioner Viki Purdy, P&Z Administrator Wendy Green; Bob Looper, President; Ken Rider, General Manager; and Rob McFadden, Operations Manager of Brundage Mountain Company

Public Present: None

- 1. Call to Order:** Administrator Green called the meeting to order at 7:05 p.m.
- 2. Review Agenda:** Dennis Nau moved to approve the agenda as amended; Julie Burkhardt seconded; passed.
- 3. Approval of Minutes:** Approval of Minutes of the April 15, 2019 regular meeting was moved to the June agenda.
- 4. New Business:** After a round of introductions, Bob Looper, President of Brundage Mountain Company, provided a packet of background materials to commissioners and staff (attached). Looper gave a brief history of Brundage Mountain and the process that led to the Development Agreement for Brundage Mountain Village, completed in November 2009 between Brundage and Adams County. The Development Agreement applies to the 388 acres of private land, including 51 acres encompassing the main base area facilities and 337 acres slated for creation of a ski-in/ski-out multi-use residential and commercial Planned Unit Development. Brundage requested and the County granted two 5-year extensions to the agreement; it is now in effect until November 2023. Using a series of maps, Looper showed the planned phases of the Mountain Village development, beginning with the North End with a maximum of 170 dwelling units and improvements to the Base Planning Area. In response to questions from commissioners, Looper said he anticipates spending the next six months doing surveying and other preliminary work before Brundage will be ready to present a more detailed plan to the P&Z Commission. He said the current plans align with the densities and infrastructure outlined in the Development Agreement; he doesn't anticipate significant departures from the Agreement. Looper also informed the commissioners that Brundage is in discussions with Payette National Forest about updating the Master Development Plan. The Master Development Plan is an agreement between Brundage and USFS and should not be confused with the Planned Unit Development Agreement between Brundage and Adams County. Brundage would like to relocate Goose Lake Road west to the property boundary. The existing road would become private access to the North End

development while the relocated road would retain public access past the Brundage property. Brundage hopes to obtain USFS permits to allow construction of an eastside lift that would open more than 400 acres of lift-served terrain. After the discussion, Brundage staff took commissioners on a tour of the base area and Goose Lake Road as far as snow would allow.

5. Old Business: None

6. Upcoming Meetings:

Next Regular Meeting: June 17, 2019 at 7:00 p.m.. A public hearing is scheduled for 7:15 p.m. on that date to consider the Conditional Use Permit application from Tamara Simpson to operate a business in an existing shop/dwelling at 3121 Highway 55, New Meadows.

7. Adjournment

Meeting adjourned at 8:40 p.m.



Chairman

Date

