

**SNAKE RIVER PLANNING COMMISSION  
SUMMARY OF MOTIONS  
March 17, 2016**

**COMMISSION MEMBERS PRESENT:** Wendy Myers, John Crone, Jeanne Oltman, Louis Skowyra, Marshall Masek, Denise Levy, and Derek Gamburg

**STAFF PRESENT:** Don Reimer, Lindsay Hirsh, Keely Ambrose, and Thad Noll

Wendy Myers, Chair, called the meeting of the Snake River Planning Commission to order at 5:30 p.m.

**Approval of Summary of Motions:** The Summary of Motions of February 18, 2016 was unanimously approved as submitted.

**CONSENT AGENDA:** No Items

**REGULAR AGENDA:**

**PLN16-005 Keystone PUD Major Amendment – Alders and Brown’s Cabin**

A Major Amendment to the Keystone PUD to add multi-family residential as a permitted use in River Run Parcel C; transfer 33 actual multi-family units from Ski Tip Neighborhood Parcel C to River Run Parcel C; reduce the setback from Independence Road in Ski Tip Parcel C; create a Density Bank for unused density from Ski Tip Parcel C; and other amendments related to employee housing and public benefits to accomplish the above.

The Planning Commission was given an overview of the proposed project by staff, and by the applicant’s representatives. The Planning Commission’s recommendations on the project will be forwarded by staff to the Board of County Commissioners for their consideration as the review authority for a Major PUD Amendment. Two members of the public spoke about the application, one in favor and one opposed.

Generally, the Planning Commission was supportive of the application as presented. Planning Commissioners preferred the employee housing option for 6 townhomes as opposed to 12 apartments; and preferred the option to build additional off-site housing rather than utilizing a fee-in-lieu option, but also added that if the fee-in-lieu was used, it should be restricted for use only in the Snake River Basin. The Planning Commission noted that due to lynx habitat and other factors, the PUD has changed and this proposal is consistent with those changes.

The Planning Commission unanimously recommended to the Board of County Commissioners approval of the proposed Major Amendment to the Keystone PUD, based on the findings outlined in the staff report. Further recommendations included moving forward with the option for 6 employee townhomes on Brown’s Cabin rather than 12 employee apartments; a preference to build off site units rather than using a fee in lieu, and a further recommendation that the fee in lieu if used should be restricted for use only in the Snake River Basin.

**WORK SESSION:** No Items

**DISCUSSION ITEMS:**

Lindsay Hirsh, Manager of Planning, addressed the Commission thanking term limited members John Crone and Jeanne Oltman for their years of service. As there are now three vacancies on the Planning Commission, Lindsay asked Commissioners to let him know of anyone they might know would be interested in serving.

**ADJOURNMENT:** The meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Don Reimer  
Senior Planner

DRAFT