

**UPPER BLUE PLANNING COMMISSION
SUMMARY OF MOTIONS**

June 27, 2019 - 5:30 p.m.

COMMISSIONERS PRESENT: Ric Pocius, Lowell Moore, Jay Beckerman, Graeme Bilenduke, Keith Gallacher, David Nelson, Larissa O'Neil, Drew Goldsmith

STAFF PRESENT: Don Reimer, Keely Ambrose, Dan Osborn, Sid Rivers

Ric Pocius, Chair, called the June 27, 2019 meeting of the Upper Blue Planning Commission to order at 5:30 PM

Approval of Summary of Motions: The Summary of Motions for the May 23, 2019 meeting were approved as submitted. Goldsmith abstained, he was not at the previous meeting.

WORK SESSION ITEMS:

None

PUBLIC HEARING ITEMS:

1. PLN19-022: Lot 11, Gold King Placer Unsub, a Non-Conforming Parcel Plan Review (NCPPR). A proposal for a NCPPR on a 9.254-acre parcel zoned A-1.

Commissioner Nelson made a motion to continue the public hearing until July 25, 2019. Commissioner Moore seconded the motion. Approved 8-0.

2. PLN19-026: Site Plan review of 12 residences; Lot 10, Overlook Retreat at Breckenridge, 5.19 acres, zoned Lodge at Breckenridge PUD.

Commissioner Goldsmith made a motion to approve PLN19-026 with the following findings and conditions.

Findings:

1. Upon recording of the recently approved PUD Amendment, the application will comply with County Zoning Regulations, including but not limited to permitted uses, density, landscaping, the Lodge at Breckenridge PUD requirements, design standards and other development regulations and standards.
2. The application complies with County Road & Bridge standards since access to the development will be from Overlook Drive and Retreat Drive.
3. The application complies with County Subdivision Regulations. Water will be provided by the Town of Breckenridge, and sewer services will be provided by the Upper Blue Sanitation District.
4. The previous conditions of approval still in effect for this site include the conditions associated with the PUD Amendment (Planning Case PLN19-009), which requires acquisition of 3.31 Transferable Development Rights and payment of the Public Use Area Fee prior to recording the Lodge at Breckenridge PUD. Any conditions for pending case PLN19-036 shall also apply.

Conditions:

1. Prior to the issuance of grading or building permits, the Major PUD amendment approved with case PLN19-009 must be recorded.
2. Prior to the issuance of grading or building permits, the General Subdivision Exemption plat for case PLN19-036, must be approved and recorded.
3. Prior to the issuance of a grading or building permit, a Site Improvements Agreement and full financial guarantee shall be provided.

4. The Home Owner's Association CC&Rs shall require the use of wildlife resistant trash and recycling containers.

Commissioner Gallacher seconded the motion.

Approved, Vote 8-0

DISCUSSION ITEMS:

The Planning Commission was updated on the Short Term Rental regulations and permitting process

ADJOURNMENT: The meeting was adjourned at 7:18 p.m.

Submitted,

Sid Rivers, Planner II