

**UPPER BLUE PLANNING COMMISSION  
SUMMARY OF MOTIONS**

**February 25, 2016 – 5:30 p.m.**

**COMMISSIONERS PRESENT:** Bob French, Eli Yoder, Ric Pocius, Graeme Bilenduke, David Nelson, Mary Hart, Larissa O'Neal

**STAFF PRESENT:** Alan Hanson, Jessica Potter

Mary Hart, Vice-Chair, called the February 25, 2016 meeting of the Upper Blue Planning Commission to order at 5:34 PM

**Approval of Summary of Motions:** The Summary of Motions for the December 3, 2015 meeting was approved as submitted.

**REGULAR AGENDA:**

**PLN15-098 Garden Center @ Farmer's Korner**

Conditional Use Permit (CUP) for a commercial landscape nursery on a 2.23 acre parcel zoned B-3; 140 Farmers Lane, (CR 981)

**MOTION:** Graeme Bilenduke moved to approve PLN15-098, a CUP for a seasonal nursery/garden center at Farmer's Korner on approximately 1.5 acres of a 2.23 acre parcel zoned B-3, 1<sup>st</sup> ¼ section of Section 1, T6S, R78W (aka Triangle Electric Property) with the following findings and subject to the following conditions:

Findings

1. The requested conditional use permit is consistent with the Upper Blue and Joint Upper Blue Master Plans which recommend that this area be utilized for commercial development with landscape buffering to minimize visual impacts. The expanded landscaping plan will enhance the existing landscape screen between the facility and Highway 9.
2. The proposed conditional use permit is consistent with the general purpose, goals, objectives, and development standards of the B-3 zoning district because the proposed use is allowed with the approval of a conditional use permit and project generated traffic will fall well below the 130 ADT/1,000 ft<sup>2</sup> of floor area cap established pursuant to §3515.03.C.1 of the Summit County Land Use & Development Code. The project is consistent with the public health, safety and welfare due to the fact that adequate fire protection and emergency access exists, there are no development constraints or environmental hazards on the property, and public access meets all County standards.
3. The proposal is in harmony and compatible with the surrounding land uses and will not create a substantial adverse impact on adjacent properties in the Farmers Korner area due to the extensive landscape buffering along the property's southern property line with Farmers Grove and separation of the retail area from this residential neighborhood by the intervening road.
4. Adequate services and infrastructure are available in this area to serve the proposed use. Water for irrigation will be provided by 2,000 gallons of water storage onsite that will be supplied by the applicant's municipal water service from the Town of Silverthorne. Sewage disposal provided by a portable toilet with a hand washing station. Electrical service is already available to the site.

Conditions

1. This conditional use permit shall be valid for a period of 10-years but shall be subject to a staff review at five (5) years to assess compliance with all conditions of approval.
2. A chemical management plan shall be prepared and be available onsite during business hours. The plan shall include, but not be limited to, MSDS sheets for all chemicals kept onsite and spill prevention and clean-up procedures. A spill clean-up kit shall also be maintained onsite during the nursery's operational period.
3. Best Management Practices (BMPs) shall be implemented for minimizing impacts to surface water ways from stormwater runoff.
4. The project site shall be configured to prevent discharge of stockpiled materials offsite.

5. Parking areas are to be gravel or paved surfaces, and graded so as not to discharge stormwater to Farmers Lane or promote sediment tracking offsite.
6. Engineering shall perform a site inspection prior to commencement of nursery operations to verify compliance. Based on the results of that inspection certain requirements may be required. The specific areas to be observed will include erosion control, especially with respect to containment of stockpiles, vehicle tracking controls, drainage, and road and parking area surfacing.

Eli Yoder seconded the motion and the motion passed on a unanimous vote of 7-0.

**PLN16-008 Barton Ridge Subdivision - Adams & American Placers**

A preliminary plat to subdivide approximately 28.4 acres into 25 single-family lots, zoned R-1, a portion of the Adams and American Placers MS#13491, located in the NW ¼ of Section 26 and the NE ¼ of Section 26, Township 6 South, Range 78 of the 6<sup>th</sup> P.M.

**MOTION:** Ric Pocius moved to table consideration of PLN16-008, a preliminary plat to subdivide approximately 28.4 acres into 25 single-family lots, zoned R-1, a portion of the Adams and American Placers MS#13491, located in the NW ¼ of Section 26 and the NE ¼ of Section 26, Township 6 South, Range 78 of the 6<sup>th</sup> P.M.

David Nelson seconded the motion and the motion passed on a unanimous vote of 6-0. Vice-Chair Mary Hart abstained from consideration of this item due to a conflict of interest.

**PLN16-009 Barton Ridge Subdivision - Adams & American Placers**

A site specific development plan for the phased platting of lots and secured subdivision improvements for the Barton Ridge Subdivision; approximately 28.4 acres, zoned R-1; a portion of the Adams and American Placers MS #13491, located in the NW 1/4 of Section 25 and the NE 1/4 of Section 26, Township 6 South, Range 78 of the 6th P.M.

**MOTION:** Ric Pocius moved to table consideration of PLN16-009, a site specific development plan for the phased platting of lots and secured subdivision improvements for the Barton Ridge Subdivision; approximately 28.4 acres, zoned R-1; a portion of the Adams and American Placers MS #13491, located in the NW 1/4 of Section 25 and the NE 1/4 of Section 26, Township 6 South, Range 78 of the 6th P.M.

David Nelson seconded the motion and the motion passed on a unanimous vote of 6-0. Vice-Chair Mary Hart abstained from consideration of this item due to a conflict of interest.

**WORKSESSION:**

None

**DISCUSSION:**

- Planning Commission Interviews—Planning staff advised the Commission of upcoming vacancies on the basin planning commissions and asked that if any commission new of an interested person to have them contact Lindsay Hirsh.
- Suggested Revisions for Consideration in Next Master Plan Update—None
- Countywide Planning Commission issues—Staff updated the Commission on the pending amendments (wetlands) to Chapter 7 and wildfire hazard reductions amendments to Chapters 2, 3, 8, & 9
- Follow-up of previous BOCC meeting—None
- Planning Commission Issues—None

**ADJOURNMENT:** The meeting was adjourned at 6:20 PM

Respectfully Submitted

Alan Hanson, Senior Planner