

**SNAKE RIVER PLANNING COMMISSION  
SUMMARY OF MOTIONS  
January 18, 2018**

**COMMISSION MEMBERS PRESENT:** Marshall Masek, Tamara Drangstveit, Todd Andrews, Erik Vermulen, Warren Reese, Denise Levy, Wendy Myers

**STAFF PRESENT:** Sid Rivers, Don Reimer

Wendy Myers, Chair, called the meeting of the Snake River Planning Commission to order at approximately 5:35 p.m.

**APPROVAL OF SUMMARY OF MOTIONS:** The Summary of Motions from the October 19, 2017 meeting was approved as written.

**CONSENT AGENDA:** None

**PUBLIC HEARINGS:**

**PLN17-137 Keystone Science School Site Plan - Site plan review to add approximately 5,497 sq. ft. of office/administrative space and 4 instructor cabins to the Keystone Science School campus on 23.58 acres; Keystone Science School, Parcels A, B, C, A Portion of Government Lots 7, 10, 12, 15, and 17 and the S1/2 NE1/4 SE1/4 of Section 22, T5S, R77 W of the 6<sup>th</sup> Principal Meridian.**

**Motion:** Commissioner Drangstviet made a motion to approve PLN17-137 with the following findings and conditions.

**FINDINGS:**

1. Upon compliance with the conditions set forth below, the application complies with County Zoning Regulations and the Keystone Science School PUD requirements, including but not limited to permitted uses, density, employee housing, landscaping, design standards and other development regulations and standards.
2. The application complies with County Road & Bridge standards.
3. The application complies with County Subdivision Regulations. Water will be provided by the Snake River Water District, and sewer services will be provided by the Snake River Waste Water Treatment Plant.
4. This development proposal is in conformance with the previously approved plans for the site and there are no outstanding conditions from previous approvals

**CONDITIONS:**

1. Prior to the issuance of a building permit, the applicant shall provide and execute a restrictive covenant for the instructor cabins to the satisfaction of the County Attorney's Office.
2. Prior to the issuance of a building permit, a revised landscaping plan will be submitted and approved by the Planning Department that effectively buffers/screens the south side of the proposed parking lot to further define the specified parking area.
3. Prior to the issuance of the County Engineering Grading and Excavation (G&E) Permit for this Project, the Engineering drawings will need to be resubmitted for review, and will need to be stamped and signed by a State of Colorado Licensed Engineer.

4. Prior to the issuance of the County Engineering Grading and Excavation (G&E) Permit for this project, the Drainage report will need to be revised to reflect the revised plans. The revised report is to be stamped and signed by a State of Colorado Licensed Engineer.
5. Prior to issuance of a grading permit, a Site Improvements Agreement shall be recorded, with a full financial guarantee provided for all required site improvements.
6. Each instructor unit shall be single occupancy unless the Keystone Science School PUD is amended to allow a higher occupancy.

Commissioner Levy seconded the motion and the motion passed unanimously 7-0

**WORK SESSION ITEMS:** None

**DISCUSSION ITEMS:**

**Countywide Comprehensive Plan Discussion:** Don Reimer gave an update on the Comprehensive Plan process.

**Suggested Revisions for Consideration in Next Master Plan Update: Follow-up of previous BOCC meeting:** Don Reimer informed the planning commission on the recent BOCC adoption of the Fire Mitigation regulations in the County's Land Use and Development Code.

**Planning Commission Issues:** No items.

**ADJOURNMENT:** The meeting was adjourned at approximately 7:30 p.m.

Respectfully submitted,

Lindsay Hirsh  
Senior Planner