

**LOWER BLUE PLANNING COMMISSION
SUMMARY OF MOTIONS**

February 7, 2019

COMMISSION MEMBERS PRESENT: John Longhill, Michael Good, James Donlon, Joshua Blanchard, Ned Walley, Rebekah Barrington, David Domzal, John LeCoq

STAFF PRESENT: Don Reimer, Sid Rivers, Keely Ambrose

John Longhill, Chair, called the meeting of the Lower Blue Planning Commission to order at 5:31 p.m.

Approval of Summary of Motions: The October 4, 2018 summary of motions were approved.

NEW BUSINESS

None

PUBLIC HEARINGS

PLN18-109, Conditional Use Permit and **PLN18-110**, Site Plan for an 85' tall monopine cellular tower; Parcel A, Saylor Sub., 4.156 acres, zoned A-1

Motion: Commissioner Donlon made a motion to approve with the findings and condition as listed in the staff report.

Findings: PLN18-109 Conditional Use Permit:

1. The proposal is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan and Lower Blue Master Plan because, the telecommunication tower is not located within an area identified as being of the highest or moderate visual importance; and approval of the Conditional Use Permit will increase cell phone coverage for the public working, living, and traveling in that area of the Lower Blue Basin.
2. The proposed conditional use is in compliance with the County's Zoning Regulations because the telecommunications tower complies with the applicable setback, height, and cellular tower standards set forth in the Code.
3. The use is in harmony and compatible with surrounding land uses and the neighborhood, and will not create a substantial adverse impact on adjacent properties or on services and infrastructure because, the adjacent parcels are large acreage lots, infrastructure is available to serve the use, and the proposed use promotes the public health, safety, and welfare for the residents and visitors of the region.
4. Adequate services and infrastructure are available to serve the proposed use. The electricity necessary for a wireless telecommunications facility is being provided through existing power infrastructure. Access to the site is via State Highway 9 and Johnson Road.

Condition: PLN18-109 Conditional Use Permit:

1. The improvements approved by this Conditional Use Permit shall be removed and the site restored to a natural condition per applicable County Codes twenty years from the issuance of a Certificate of Completion, unless the Conditional Use Permit is renewed in accordance

with the Summit County Land Use and Development Code as in effect at the time of expiration.

Findings PLN18-110, Site Plan:

1. The application complies with County Zoning Regulations and the requirements for cellular communications towers, including use regulations, design standards, height, and other development regulations and standards listed in the Code.
2. The application complies with County Road & Bridge standards, as access to the property is from Johnson Road, which is not maintained by the County.
3. The application complies with County Subdivision Regulations, because no water or sewer services are required for this facility and the parcel has been created with no density for the sole purpose of a telecommunication facility in accordance in accordance with the County Code.
4. The previous approvals and conditions for this site have expired and are no longer valid. This application is being reviewed concurrently with a Conditional Use Permit for a telecommunications tower with case PLN18-109.

Approved: vote 8-0

WORK SESSION

None

DISCUSSION ITEMS

The Planning Commission discussed the following items:

1. LB Master Plan update. The Master Plan update (and Comp Plan update) will start up again.
2. Short Term Rental Regulations. Regulations have been adopted and a permitting process is being designed.

The meeting was adjourned at 6:47 p.m.

Respectfully submitted,

Sid Rivers, Planner II