

**UPPER BLUE PLANNING COMMISSION
SUMMARY OF MOTIONS**

APRIL 28, 2016 – 5:30 p.m.

COMMISSIONERS PRESENT: Bob French, Eli Yoder, Ric Pocius, David Nelson, Larissa O’Neal, Drew Goldsmith, Graeme Bilenduke

STAFF PRESENT: Don Reimer, Jessica Potter, Sid Rivers, Robert Jacobs, Keely Ambrose

Drew Goldsmith, Chair, called the April 28, 2016 meeting of the Upper Blue Planning Commission to order at 5:29 PM

Approval of Summary of Motions: The Summary of Motions for the March 24, 2016 meeting was approved as submitted.

REGULAR AGENDA:

PLN16-008 Barton Ridge Subdivision – Adams and 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 1/4 of Section 25 and the NE 1/4 of Section 26, Township 6 South, Range 78 of the 6th P.M.

MOTION: Bilenduke moved to approve 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 1/4 of Section 25 and the NE 1/4 of Section 26, Township 6 South, Range 78 of the 6th P.M. with the following findings and revised condition:

Findings

1. The proposed subdivision is consistent with the Zoning Regulations applicable to the property because, without limitation; a) all lots conform with the minimum lot size of 40,000 square feet; b) building and disturbance envelopes meet all applicable setbacks for the R-1 zoning district; and c) at time of Building Permit, the development will be in conformance with all other applicable zoning requirements of the R-1 Zoning District.
2. The proposed subdivision is consistent with the Subdivision Regulations applicable to the property because, without limitation; a) the proposal avoids areas of wetlands and steep slopes; b) provides for adequate water and sewage disposal; c) provides adequate access to the proposed lots, and d) meets other applicable portions of the Subdivision Regulations.
3. The proposed subdivision considers the policies of the Summit County Countywide Comprehensive Plan, the Joint Upper Blue Master Plan, and the Upper Blue Basin Master Plan because, without limitation, the proposal conforms with a) the environmental elements of several of the plans; b) the “Residential 1” land use designation of the Upper Blue Basin Master Plan; and c) protects important wildlife and habitat from adverse impacts development.
4. The applicant has provided evidence that provisions can be made for a water supply that is sufficient in terms of quantity, quality and dependability to provide an appropriate supply of water for the type of subdivision proposed. Town of Breckenridge Water has indicated that water is available for the proposal.
5. The applicant has provided evidence that subdivision can be served by onsite wastewater treatment systems and the Environmental Health Department does not have concerns with the proposal.
6. The Engineering Department and Colorado Geologic Survey have indicated that there are no areas of geologic hazards within the areas proposed for development.
7. The proposal has access to the County road system from Barton Road / CR3.

Condition:

1. Prior to recordation of the final plat, the applicant shall address all maintenance concerns for subdivision roads, shared driveways, and all other common interest elements in the proposed subdivision in accordance with Section 8108 of the Code.

Nelson, Seconded the motion, motion passes 7-0

PLN16-026 Barton Ridge Site Specific Development Plan – Adams and American Placers

Site specific development plan to vest development rights associated with the Barton Ridge Subdivision; a portion of the Adams and American Placers MS #13491, located in the NW ¼ of Section 25 and the NE ¼ of Section 26, Township 6 South, Range 78 of the 6th P.M.

MOTION: Yoder moved to approve PLN16-026, a site specific development plan to vest development rights associated with the Barton Ridge Subdivision; a portion of the Adams and American Placers MS #13491, located in the NW ¼ of Section 25 and the NE ¼ of Section 26, Township 6 South, Range 78 of the 6th P.M. with the following findings and conditions:

Findings

1. The vesting of property rights is warranted in light of relevant circumstances such as the size and phasing of the development, economic cycles and market conditions because the phasing of the subdivision will allow the developer to complete all of the required infrastructure prior to the recordation of the subdivision, or the sale of any lots.
2. The plan is consistent with public health, safety and welfare because the plan provides for the construction of required improvements prior to the sale of any lots in the subdivision.
3. The site specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development with the developer will install the infrastructure prior to recording any plats or selling any lots, and provide financial guarantee for Barton Road right-of-way damages, site clean up, and revegetation.
4. The criteria required to be met at the step in the development process for which a site specific development plan is being sought have been met because the preliminary plat, and final plat will be reviewed by the BOCC on May 10, 2016, and all of the conditions of approval will be met prior to recordation of the plat.

Conditions:

1. This Site Specific Development Plan shall be valid for a period of five (5) years from the date of approval from the Board of County Commissioners and is not eligible to be renewed.
2. The applicant must obtain final plat and site specific development plan approval from the Board of County Commissioners prior to the expiration of the preliminary plat (PLN16-008).
3. Prior to approval of the site specific development plan from the BOCC, the applicant shall obtain a letter from the Breckenridge Water Department indicating their acceptance of the applicant's site specific development proposal. If a financial guarantee for water infrastructure installation is to be held by the County, the amount of such guarantee and any and all release(s) of such funds shall be determined, and confirmed in writing, by the Breckenridge Water Department.
4. The applicant shall include language in the development agreement stating that the developer shall connect to sewer services if a sewer line is installed within 300' of any point of the Barton Ridge parcel within the next five (5) years prior to the expiration of the site specific development plan.
5. The applicant shall submit a cost estimate and associated financial guarantee for improvements proposed and/or required in the Barton Road right-of-way. The Engineering Department requires an additional financial guarantee in the amount of

\$15,000 for repairs and maintenance demands on Barton Road resulting from construction traffic impacts during infrastructure installations.

6. Financial guarantee shall be provided for annual revegetation, seasonal and ongoing erosion control maintenance, and site cleanup. This financial guarantee shall be held for the duration of infrastructure construction. The County Engineer recommends that \$5,000 be provided for this purpose, but will consider a different amount if supported by an associated cost estimate for these items.
7. All platting for the Barton Ridge Subdivision must occur in two (2) filings. Both filings must be recorded prior to the expiration of the Site Specific Development Plan.

French, Seconded the motion, motion passes 7-0

WORKSESSION:

None

DISCUSSION:

- Taylor Lode, Parcel Assemblage for a Backcountry parcel located on the ski hill at Breckenridge
- Suggested Revisions for Consideration in Next Master Plan Update—None
- Countywide Planning Commission issues—None
- Planning Commission Issues—None

ADJOURNMENT: The meeting was adjourned at 7:00 p.m.

Respectfully Submitted

Sid Rivers, Planner II