

**UPPER BLUE PLANNING COMMISSION
SUMMARY OF MOTIONS**

October 26, 2017 - 5:30 p.m.

COMMISSIONERS PRESENT: David Nelson, Larisa O'Neil, Eli Yoder, Drew Goldsmith, Ric Pocius, Lowell Moore, Graeme Bilenduke, Jay Beckerman (Alt.)

STAFF PRESENT: Jessica Potter

Drew Goldsmith, Chair, called the October 26, 2017 meeting of the Upper Blue Planning Commission to order at 5:33 PM

Approval of Summary of Motions: The Summary of Motions for the September 28, 2017 meeting was approved as submitted.

REGULAR AGENDA:

PLN17-076 Breckenridge Mini Storage A site plan review to add two mini storage buildings at Breckenridge Mini Storage; the proposal consists of approximately 5,960 square feet of new structure whereby there will be a total of approximately 21,960 square feet of structures on the site; Tract 1, a resubdivision of Lot G, I-1 Industrial Area Subdivision, a 1.645 acre parcel zoned I-1.

Public Comment:

There were approximately 4 residents of the French Creek Subdivision present at the hearing. They raised concerns about the visual impacts of the use as well as complaints about unregistered vehicles on the property.

Discussion:

In response to the issues raised during the public comment portion of the hearing, the Planning Commission discussed addressing these concerns by ensuring that 1) all zoning violations, which includes inoperable vehicles stored on the site, are resolved and that 2) the required landscaping plan be revised, if feasible, to help screen the site from the adjacent neighborhood. The modified conditions are included below:

1. The applicant shall work with Staff to revise the landscaping plan to site landscaping in a manner that screens the site from the adjacent residential neighborhood, with consideration to site operation, including but not limited to snow storage.
2. Prior to the issuance of a building permit, all zoning violations, including the removal of inoperable vehicles on the property, shall be cleared.

Motion: Commissioner Bilenduke made a motion to approve PLN17-076, a site plan review to add two mini storage buildings at Breckenridge Mini Storage; the proposal consists of approximately 5,960 square feet of new structure whereby there will be a total of approximately 21,960 square feet of structures on the site; Tract 1, a resubdivision of Lot G, I-1 Industrial Area Subdivision, a 1.645 acre parcel zoned I-1. with the findings as contained in the staff report and the addition of conditions #3 and #4, below:

Findings

1. The proposal is in conformance with zoning including the applicable sections of the Summit County Land Use and Development Code, including but not limited to use, density, and height.
2. There are no Road and Bridge standards relevant to this proposal.
3. The proposal is in compliance with subdivision regulations including but not limited to, drainage and fire protection.
4. This request is in conformance with the Summit County Land Use Code, there are no

known existing approvals that are relevant to this application.

Conditions

1. The Public Use Area Fee per Section 8940 of the Code shall be paid prior to issuance of permit.
2. The existing, unpermitted bridge on the property shall be removed prior to certificate of completion of the project.
3. Prior to the issuance of a building permit, all zoning violations, including the removal of inoperable vehicles on the property, shall be cleared.
4. The applicant shall work with Staff to revise the landscaping plan to site landscaping in a manner that screens the site from the adjacent residential neighborhood, with consideration to site operation, including but not limited to snow storage.
5. A bond to guarantee the landscaping will be required prior to certificate of completion of the project.
6. Plans for the dumpster enclosure compliant with Section 3505.03 of the Code shall be submitted as part of the building permit application.
7. Prior to certificate of completion for the project, all lighting on the site shall meet the standards found in Section 3505.07 of the Code.

Commissioner Nelson seconded the motion and the motion passed unanimously on a 7-0 vote.

WORK SESSION ITEM:

Summit County Safe Passages for Wildlife Project

Ashley Nettles, USFS and Paul Semmer, USFS briefed the Commission on the work that the USFS is spearheading to identify priority linkages for wildlife crossings in Summit County. The Upper Blue was identified as a high priority site with significant challenges to implementation of a wildlife crossing of Hwy 9. Several Commissioners had questions and supportive comments about the project.

DISCUSSION ITEMS

Jessica Potter, Planner II updated the Commission that the Countywide Planning Commission will meet in November to discussion updates to the Countywide Comprehensive Plan and Backcountry Code Amendments.

ADJOURNMENT: The meeting was adjourned at 6:55 p.m.

Respectfully Submitted

Jessica Potter,
Planner II