

**UPPER BLUE PLANNING COMMISSION  
SUMMARY OF MOTIONS**

**April 26, 2018 - 5:30 p.m.**

**Site Visit to Mascot Placer - 3:00 p.m. Attended by Commissioners:** David Nelson, Larissa O'Neil, Eli Yoder, Lowell Moore, Jay Beckerman

**COMMISSIONERS PRESENT:** David Nelson, Mary Hart, Larissa O'Neil, Eli Yoder, Ric Pocius, Lowell Moore, Jay Beckerman

**STAFF PRESENT:** Don Reimer, Lindsay Hirsh, Dan Osborn, Jeff Huntley

Mary Hart, Vice-Chair, called the April 26, 2018 meeting of the Upper Blue Planning Commission to order at 5:31 PM

**Approval of Summary of Motions:** The Summary of Motions for the March 22, 2018 meeting were approved as submitted.

**REGULAR AGENDA:**

**PLN17-130 CUP permit to add milling/crushing to an A-1 zoned parcel**

CUP permit to add milling/crushing to an A-1 zoned parcel known as the Mascot Placer. The addition of a crushing plant allows the removal of dredge materials for sale as well as facilitates the Swan River restoration.

**Motion:** Commissioner Beckerman made a motion to approve PLN17-130 with additional conditions. Commissioner Pocius seconded. The motion failed 5-2.

Commissioner Yoder made a motion to deny PLN17-130 finding the use not in harmony with surrounding uses or the neighborhood - the primary issue was not milling/crushing, but compounding existing truck traffic in the area. The motion was seconded by Commissioner Moore. The motion passed 5-2 with commissioners Beckerman and Pocius dissenting.

**PLN18-007 Class 4 site plan and conditional use permit**

Class 4 site plan and conditional use permit for a 1040 sq. ft. garage type shop and two employee housing units on a 0.291 acre lot, zoned B-3.

**Motion:** Commissioner Yoder made a motion to approve PLN 18-007, a Class 4 site plan and conditional use permit for a 1040 sq. ft. garage type shop and two employee housing units on a 0.291 acre lot, zoned B-3 with the following findings and conditions:

Findings:

1. The application complies with the County Zoning Regulations of the B-3 zoning district, including but not limited to setbacks, building height, landscaping, architectural design standards and other development regulations and standards.
2. The existing access complies with County Road & Bridge standards.
3. The application complies with County Subdivision Regulations as adequate access and services are available to the subject site for the intended use.
4. There are no previous plans approved for the subject site.
5. There are no previous conditions imposed on development of the site through previous approvals.
6. The proposal is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan, the Joint Upper Blue Master, and the Upper Blue Basin Master Plan.
7. With compliance with the conditions of approval, 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.

8. With compliance with the conditions of approval, adequate services and infrastructure are available to serve the proposed use.

Conditions:

1. Prior to the issuance of a building or grading permit, a Site Plan Improvements Agreement shall be provided.
2. Prior to a Certificate of Occupancy for the 2 employee housing units, an On-Site Employee Unit Covenant shall be executed to the satisfaction of the Summit County Housing Director and the County Attorney's Office.
3. Prior to the issuance of a building permit or grading permit, the applicant shall pay the Public Use Area Fee of \$1,560.
4. Prior to the issuance of a building permit or grading permit, the applicant shall provide verification from the State Engineer's Office that the subject well permit has been issued to serve the intended use or a letter from the Breckenridge Water District that the property has been included in the District and all applicable taps fees have been paid.
5. Prior to the issuance of a building permit or grading permit, the applicant shall provide a verification from the Upper Blue River Sanitation District that the property has been included in the District and all tap fees have been paid.
6. The subject snow removal/landscaping business shall only be in operation from 7 a.m. to 7 p.m. Monday through Saturday.
7. The Conditional Use Permit shall be valid for a period of 5 years.

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

**DISCUSSION ITEMS**

- Election of Chair and Vice Chair - Ric Pocius was voted as chair and Drew Goldsmith was Voted as Vice Chair
- Suggested Revisions for Consideration in Next Master Plan Update
- Countywide Planning Commission issues
- Follow-up of previous BOCC meeting
- Planning Commission Issues

**ADJOURNMENT:** The meeting was adjourned at 8:57 p.m.

Respectfully Submitted,

Dan Osborn  
Senior Planner