

**UPPER BLUE PLANNING COMMISSION
SUMMARY OF MOTIONS
March 25, 2021– 5:30 p.m.**

Call To Order: 5:30p.m.

COMMISSIONERS PRESENT: Ric Pocius, Jay Beckerman, Eli Yoder, Keith Gallacher, David Nelson, Graeme Bilenduke, Steve Holcomb, Lowell Moore

STAFF PRESENT: April Kroner, Lindsay Hirsh, Suzanne Pugsley
Ric Pocius called the meeting of the Upper Blue Planning Commission to order at 5:30 PM

Approval of Summary of Motions: The Summary of Motions for the February 25, 2021 meeting were approved as submitted.

APPROVAL OF AGENDA: Additions, Deletions, Change of Order

CONSENT AGENDA - No Items

PUBLIC HEARINGS - (PLN20-086) Site Plan Review to allow a new 20,962 square foot commercial building located on Tract A2, Entrada at Breckenridge, a 1.41 acre parcel, zoned Entrada at Breckenridge PUD (Applicant, Christie Mathews Leidal)

Commissioner Beckerman made a motion to approve PLN20-086 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 Entrada PUD, including but not limited to setbacks, building height, landscaping, architectural design standards and other development regulations and standards.
2. The proposed access from Huron Road (CR 450) complies with County Road & Bridge standards. Access from Highway 9 complies with CDOT regulations.
3. The application complies with County Subdivision Regulations as adequate access and services are available to the subject site.
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.

Conditions:

1. Prior to the issuance of a building or grading permit, a Site Improvements Agreement and full financial guarantee shall be provided.
2. Prior to the issuance of a building or grading permit, the Public Use Area Fee shall be paid.
3. Temporary community pathway signage is required during construction. Signage must be approved by the Open Space and Trails Department.
4. Prior to the issuance of a Certificate of Occupancy for the building, permanent community pathway signage approved by the Open Space and Trails Department must be installed.
5. Prior to the issuance of a Certificate of Occupancy for the building, a pedestrian pathway from the parking lot to access the bus shelter on Highway 9 shall be installed.
6. Prior to issuance of a Certificate of Occupancy for the building, the dumpster enclosure shall be installed.
7. If there are any changes to the approved site plan, a Class 2 site plan amendment shall be submitted prior to the issuance of a building or grading permit.
8. The number of parking spaces for the commercial units is based on the Business, Retail classification in the Entrada PUD; proposed parking layout as shown on attached Exhibit A. Parking may not accommodate all potential future permitted uses. Prior to issuance of a tenant finish building permit, parking shall be evaluated based on the proposed use.

Commissioner Gallacher seconded the motion. Approved 7-0.

(PLN21-005) Site Plan Review to allow for an interior remodel at The Lodge at Breckenridge that involves converting approximately 9,141 square feet of unused recreational area to a variety of uses including 11 new lodge rooms, 2,342 square feet of employee housing, 2,407 square feet to other commercial uses, and mechanical, utility, storage and circulation areas; converting 496 square feet of office area to a new lodge room for a total of 12 new lodge rooms; and adding approximately 900 square feet by filling in the second story of the racquet ball court to be used for the new lodging rooms, circulation, etc. The parking lot area, dumpster, and lights will also be improved, Lot size approximately 1.071 acres, zoned Lodge at Breckenridge PUD (Applicant, Christie Mathews Leidal)

Commissioner Yoder made a motion to approve PLN21-005 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 Lodge at Breckenridge PUD, including but not limited to setbacks, building height, landscaping, architectural design standards and other development regulations and standards.
2. The existing access from Overlook Drive (CR 514) 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.

Conditions:

1. Prior to a Certificate of Occupancy for the 2 employee housing units, an On-Site Employee Units Covenant shall be executed to the satisfaction of the Summit County Housing Director and the County Attorney's Office.

Commissioner Beckerman seconded the motion. Approved 7-0.

WORK SESSION ITEMS - No Items

DISCUSSION ITEMS – Update on the Planning Commission appointments.

The meeting adjourned at 7:25.

Submitted,

Suzanne Pugsley, Planner I