

**UPPER BLUE PLANNING COMMISSION**  
**SUMMARY OF MOTIONS**  
**June 22, 2023– 5:30 p.m.**

**Call To Order:** Chair, Keith Gallacher, called the meeting to order at 5:30p.m.

**Commissioners Present:** Keith Gallacher, Dan Cleary, Steve Holcomb, Christine Murphy, Ric Pocius, Emily Lawless, Allen Fretcher, Paige Sims

**Staff Present:** Steve Greer, Susan Lee, Jeff Huntley, Robert Jacobs, Sid Rivers

**Approval of Summary of Motions:** The Summary of Motions for the May 25, 2023, meeting was approved.

**Approval of Agenda:** None

**NEW BUSINESS:** No items

**CONSENT AGENDA:** No Items

**PUBLIC HEARINGS:**

**PLN21-102: Preliminary Plat to subdivide Lot 9, Anaconda & Daisy Subdivision into two lots, total acreage 3.315 acres, zoned R-1.**

Ric Pocius made a motion to approve with the following findings.

1. The proposed subdivision is consistent with the applicable Zoning Regulations because, without limitation, the subject property meets the density and lot size requirements of the R-1 zoning district as well as all applicable development standards. The utilization of disturbance envelopes further secures consistency with the subject zoning requirements.
2. The proposed subdivision is consistent with the Subdivision Regulations applicable to the property because, without limitation: a) fire protection is available; b) there are no geologic hazards or soil issues on site; c) public use area fee shall be paid prior to the recordation of the plat; d) the property has access to the County road system; and e) adequate utilities and services are available to the property.
3. The proposed subdivision is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan, the Upper Blue Master Plan, and the Joint Upper Blue Master Plan because, without limitation, the proposal is in general conformance with the goals and policies listed and there are no areas with environmental constraints that will not be addressed with the utilization of disturbance envelopes.
4. The applicant has provided evidence that the property can be served by an additional well with an approved augmentation plan for the intended use.
5. The applicant has provided evidence that the Upper Blue Sanitation District will provide sewer services to the subject property and has been conditioned appropriately.
6. Evidence has been provided to show that there are no geologic hazards present. The Colorado Geologic Survey has indicated that there are no soil or topographic conditions that would prevent development of the subject property.
7. The applicant has provided evidence that all lots and parcels created by the subdivision will

have access to the County Road system and to the State highway system in conformance with the State access code. Access to the subject lots is available from Quandary Road.

Allen Fretcher seconded the motion. The project was approved by a vote of 8-0 with the following conditions and the addition of a new condition prohibiting further subdivision of the lots.

1. Prior to the recording off the final plat, Public Use Area Fee in the amount of \$1,500 shall be paid.
2. Prior to the recordation of the final plat, a formal inclusion petition for the new lot will be submitted and approved by the Upper Blue Sanitation District.

**WORK SESSION ITEMS: None**

**DISCUSSION ITEMS: None**

The meeting adjourned at 6:38 pm.

Respectfully,  
Sid Rivers, Senior Planner