

**UPPER BLUE PLANNING COMMISSION  
SUMMARY OF MOTIONS**

**June 28, 2018 - 5:30 p.m.**

**COMMISSIONERS PRESENT:** David Nelson, Mary Hart, Eli Yoder, Ric Pocius, Lowell Moore, Jay Beckerman, Drew Goldsmith,

**STAFF PRESENT:** Sid Rivers

Ric Pocius, Chair, called the June 28, 2018 meeting of the Upper Blue Planning Commission to order at 5:32 PM

**Approval of Summary of Motions:** The Summary of Motions for the April 26, 2018 meeting were approved as submitted. Goldsmith abstained as he was not present at that meeting.

**REGULAR AGENDA:**

**Planning Case PLN18-025: a request for a Nonconforming Parcel Plan Review to allow for a single family residence on a 5.29 acre parcel zoned A-1**

Commissioner Yoder made a motion to approve with the following findings and condition.

**Findings:**

1. The applicant has provided proof that the size of the parcel did not violate Zoning Regulations when it was created and that the parcel complies with Section 14101.02.F. The parcel was legally created in 1963.
2. The parcel has adequate access, water, sewage disposal and utilities for the intended use as required by the provisions of this Code and public and emergency access has been adequately addressed.
3. There are no known unstable or highly erodible soils, geologic conditions, steep slopes or other potential hazards on the site that would result in a threat to public health, safety or welfare.
4. The location of the proposed single family residence complies with the development standards for the A-1 zone district. The proposed building area has been designated and will meet setback requirements.
5. The applicant has provided a survey of the vacant parcel.
6. The non-conforming parcel plan approval can be granted without substantial detriment to the public health, safety and welfare.
7. The least environmentally damaging building site has been selected and a disturbance envelope has been established for the site.
8. The impacts of development upon adjacent properties have been addressed. The property is surrounded by properties ranging from 5 to 10 acres, also with A-1 zoning.

**Condition:**

1. No disturbance shall be allowed outside of the disturbance envelope except for; a.) the removal of trees infested with Mountain Pine Beetle; b.) the removal of trees for forest health, upon the submittal of documentation from a certified forester or wildfire mitigation officer and upon approval from the Planning Department; c.) the removal of trees for fire mitigation, upon the approval of the wildfire mitigation officer; d.) planting of trees. All other improvements, including but not limited to, the driveway, structures, the OWTS system, well, and associated grading and improvements are required to be located within the disturbance envelope.

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

**DISCUSSION ITEMS**

- Master Plan Update Process
- Countywide Planning Commission issues
- Follow-up of previous BOCC meeting

**ADJOURNMENT:** The meeting was adjourned at 6:08 p.m.

Respectfully Submitted,

Sid Rivers,  
Planner II