

**LOWER BLUE PLANNING COMMISSION
SUMMARY OF MOTIONS**

July 1, 2021

COMMISSION MEMBERS PRESENT: Michael Good, James Donlon, David Domzal, Joseph Newhart, Ashley Smith, Nina Waters, Maggie Hillman, Rajeev Malik, John Longhill

STAFF PRESENT: Dan Osborn, Lindsay Hirsh

John Longhill, Chair, called the meeting of the Lower Blue Planning Commission to order at 5:30 p.m.

APPROVAL OF SUMMARY OF MOTIONS: The May 6, 2021 summary of motions were approved as submitted.

APPROVAL OF AGENDA: The agenda was approved as submitted.

CONSENT AGENDA - None

NEW BUSINESS - None

PUBLIC HEARINGS -

(PLN21-033) Preliminary Plat to subdivide a 69.79 acre parcel into three single family lots zoned A-1. (Applicant, Charles White).

Commissioner Malik made a motion to recommend to the Board of County Commissioners approval of PLN 21-033 a Preliminary Plat to subdivide a 69.79 acre parcel into three single family lots zoned A-1 with the following findings and condition:

Findings:

1. This proposed plat is in compliance with the Summit County Zoning Regulations. The subject plat meets all applicable requirements of the A-1 zoning district and the County's Land Use and Development Code.
2. The proposed plat meets the intent of the Subdivision Regulations. Adequate infrastructure and utilities currently exist for the property, per the requirements of the Development Code. As no new density or building sites are being created by the proposed plat, the proposed plat meets the intent of the Subdivision Regulations.
3. The proposed plat is in general conformity with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan and the Lower Blue Master Plan specifically regarding Land Use and Environmental related Goals and Policies.
4. The applicant has provided well permits for the three existing residences that water is available for the intended use. The State Engineers Office had no comments or concerns regarding the proposed subdivision.
5. The applicant has provided evidence that the three existing residences are being served by valid OSW permits. The County's Environmental Health Department has confirmed the validity of the permits.
6. The Colorado Geologic Survey has reviewed the subject application and indicated that there are no areas of the soil or topographical hazards present on the site that cannot be mitigated to the satisfaction of the County.

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.

Condition:

1. Prior to recordation of the final plat, the applicant shall pay the Public Use Area Fee ("PUAF") in the amount of \$3,000.00.

Commissioner Donlon seconded the motion and the motion passed unanimously.

WORK SESSION ITEMS - None

DISCUSSION ITEMS – Staff provided update to the commission on the following items:

- Staff updated the LBPC on the status of the DRMS gravel mining permit for the Peak Resource Ranch that was denied by the State.
- Master Plan Updates including a discussion of next steps.

The meeting was adjourned at 6:07 p.m.

Respectfully submitted,

Lindsay Hirsh, Senior Planner