

**UPPER BLUE PLANNING COMMISSION**  
**SUMMARY OF MOTIONS**  
**July 27, 2023– 5:30 p.m.**

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

**Commissioners Present:** Keith Gallacher, Richard Holcroft, Steve Holcomb, Ric Pocius, Emily Lawless, Allen Frechter

**Staff Present:** Susan Lee, Paul Geiger, Simon Corson, and Lili Girodie

**Approval of Summary of Motions:** The Summary of Motions for the June 22, 2023, meeting was approved.

**Approval of Agenda:** None

**NEW BUSINESS:** No items

**CONSENT AGENDA:** No Items

**PUBLIC HEARINGS:**

**PLN23-023: Nonconforming Parcel Plan Review (NCPFR) for a single-family residence and detached garage at 634 Spruce Creek Road (CR 800), TR 7-77 Sec 18 Qtr 2 Mining Claim(s) cont 3.000 acres LOUISE PLACER MS# 13898, 3-acres, zoned A-1.**

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

1. The applicant has provided proof that the size of the parcel did not violate Zoning Regulations when it was created and an appeal to the merger requirements in Section 14101.02.F was approved.
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, or other potential hazards on the site that would result in a threat to public health, safety or welfare. A disturbance envelope has been selected that avoids steep slopes and wetlands.
4. The location of the proposed single-family residence and garage 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 parcel.
6. The nonconforming 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 property.
8. The cumulative impacts of development upon adjacent properties have been addressed. The property is surrounded by properties ranging from 1.000 acres to 12.8300 acres, zoned A-1 and RME.

Allen Fretcher seconded the motion. The project was approved by a vote of 7-0 with the following

conditions.

1. No disturbance shall be allowed outside of the disturbance envelope except for: a) the removal of trees infested with Mountain Pine Beetle and other invasive insects; 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.
2. Prior to issuance of a County Building Permit, the applicant shall provide to the County via a recorded easement a 50 foot wide right-of-way easement for the existing Spruce Creek Road.

**PLN22-115: Nonconforming Parcel Plan Review (NCPFR) for a single-family residence at 580 Gold King Way, Lot 16 Gold King Placer Unsub, 10-acres, zoned A-1.**

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

1. The applicant has provided proof that the size of the parcel did not violate Zoning Regulations when it was created and an appeal to the merger requirements in Section 14101.02.F was approved.
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, or other potential hazards on the site that would result in a threat to public health, safety, or welfare. A disturbance envelope has been selected that avoids steep slopes to the greatest extent practicable and creates more than 75 feet of separation from the wetlands.
4. The location of the proposed single family residence and garage 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 parcel.
6. The nonconforming 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 property.
8. The cumulative impacts of development upon adjacent properties have been addressed.

Allen Fretcher seconded the motion. The project was approved by a vote of 7-0 with the following condition.

1. No disturbance shall be allowed outside of the disturbance envelope except for: a) the removal of trees infested with Mountain Pine Beetle and other invasive insects; 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.

**WORK SESSION ITEMS: None**

**DISCUSSION ITEMS: None**

The meeting adjourned at 6:20 pm.

Respectfully,  
Simon Corson, Planner II