

UPPER BLUE PLANNING COMMISSION
SUMMARY OF MOTIONS
September 23, 2021– 5:30 p.m.

Call To Order: Ric Pocius called the meeting to order at 5:30p.m.

Commissioners Present: Ric Pocius, Dan Ceary, Allen Frechter, David Nelson, Peter Grosshuesch, and Steve Holcomb.

Staff Present: Lindsay Hirsh, Sid Rivers, Toby Weiner

Approval of Summary of Motions: The Summary of Motions for the June 24, 2021 meeting were approved as submitted.

Approval Of Agenda: Additions, Deletions, Change of Order – None.

NEW BUSINESS

No items

CONSENT AGENDA

No Items

PUBLIC HEARINGS

PLN21-069 Non conforming Parcel Plan Review for a 10.104 acre parcel zoned A-1, in order to accommodate a single-family residence; Lot 10, Gold King Placer Unsub.

Commissioner Holcomb made a motion to recommend approval of PLN21-069 as presented with the following findings and conditions:

Findings:

1. The applicant has provided proof that the size of the 10.104-acre 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.

Conditions:

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 fire department; d.) planting of trees. All other improvements, including but not limited to, the driveway, retaining walls, structures, the OWTS system, well, and associated grading and improvements are required to be located within the disturbance envelope.
2. The permitted uses for this non-conforming A-1 parcel, as listed in Figure 3.3 of the Code, are: Residential, Renewable Energy Systems, Recreational Vehicle Parking, Garage – private. These include all residential and accessory to residential uses including renewable energy systems, home occupations, and short-term vacation rental. Any agricultural or commercial uses are prohibited.

Commissioner Nelson seconded the motion and all commissioners voted (6-0) in favor of approval.

DISCUSSION ITEMS –Jordan Mead presented an OST Master Plan process update and took comments.

-Commissioners voted Peter Grosshuesch from alternate member to regular member. Commissioners selected Peter Grosshuesch as Vice-chair.

The meeting adjourned at 6:58.

Submitted,
Sid Rivers, Senior Planner