

**UPPER BLUE PLANNING COMMISSION
SUMMARY OF MOTIONS**

January 25, 2018 – 5:30 p.m.

COMMISSIONERS PRESENT: Larissa O’Neil, Eli Yoder, Drew Goldsmith, Ric Pocius, Lowell Moore

STAFF PRESENT: Kate Berg, Don Reimer, Keely Ambrose

Drew Goldsmith, Chair, called the January 25, 2018 meeting of the Upper Blue Planning Commission to order at 5:31 PM

Approval of Summary of Motions: The Summary of Motions for the October 26, 2017 meeting was approved as submitted.

REGULAR AGENDA:

PLN17-122 Upper Blue Basin Master Plan Amendment

An amendment to the Upper Blue Master Plan to clarify the relationship between the Land Use Element and the Affordable Workforce Housing Element and the corresponding Land Use, TDR and Affordable Workforce Housing Maps. This amendment is specifically intended to clarify and confirm the original intent of the 2009 Plan update, which added an Affordable Workforce Housing overlay designation on properties identified as potentially appropriate for affordable workforce housing that supersedes the underlying Land Use Designation. Thus, properties with an Affordable Workforce Housing overlay designation may potentially be approved for residential densities exceeding the maximum density recommended by the underlying Land Use Designation, if such density is approved in conjunction with a deed-restricted affordable workforce housing development.

Public Comment:

Nichole Rex, Housing Planner with the Town of Breckenridge, spoke in favor of the proposed clarifying language.

Motion: Commissioner Pocius made a motion to approve PLN17-122, an amendment to the Upper Blue Master Plan to clarify the relationship between the Land Use Element and the Affordable Workforce Housing Element and the corresponding Land Use, TDR and Affordable Workforce Housing Maps, with the following findings that the Plan update will:

1. Fulfill the general purpose of creating coordinated and harmonious development of the Upper Blue Basin and the County as a whole by providing goals, policies/actions and implementation strategies that guide future growth decisions in the Basin in a manner consistent with key countywide goals to focus new development within existing urban areas and increase the supply of affordable workforce housing for local residents in appropriate locations.
2. Promote the health, safety, prosperity, and general welfare of the County’s residents, as well as efficiency and economy in the use of land and its natural resources.
3. Encourage a well-balanced, prosperous economy for the Upper Blue Basin and Summit County.
4. Preserve and enhance the Upper Blue Basin’s and County’s unique mountain character and protect its natural environment.
5. Further the goals and guidelines established in the Countywide Comprehensive Plan for Summit County.
6. Maintain and improve internal consistency within the document by clarifying and confirming the relationship between the Plan’s Land Use Designations and the Affordable Workforce Housing overlay designations to the maximum extent feasible.

Commissioner Moore seconded the motion and the motion passed unanimously on a 5-0 vote.

DISCUSSION ITEMS

Planning staff updated the Commissioners on a project currently underway to update the TDR pricing methodology for the Upper Blue Basin TDR Bank, which is scheduled for final review and adoption by the Breckenridge Town Council on February 6 and the Board of County Commissioners on February 13. The Commissioners expressed support for the proposed change to the Upper Blue TDR pricing methodology. Staff also updated the Commissioners on several other ongoing projects, including the Countywide Comprehensive Plan update, amendments to the Backcountry Zoning District Regulations, and direction recently given by the Board of County Commissioners in December 2017 for staff to begin working with the Countywide Planning Commission to draft short-term rental regulations for the County.

ADJOURNMENT: The meeting was adjourned at 6:22 p.m.

Respectfully Submitted,

Kate Berg
Senior Planner