

**UPPER BLUE PLANNING COMMISSION
SUMMARY OF MOTIONS**

February 22, 2018 - 5:30 p.m.

COMMISSIONERS PRESENT: David Nelson, Larissa O'Neil, Drew Goldsmith, Ric Pocius, Lowell Moore, Jay Beckerman

STAFF PRESENT: Don Reimer, Lindsay Hirsh

Drew Goldsmith, Chair, called the February 22, 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 January 25, 2018 meeting was approved as submitted.

REGULAR AGENDA:

PLN17-154 Lot 14, Gold King Placer Nonconforming Parcel Plan Review

Class 4 Nonconforming Parcel Plan Review to allow one single family unit on an approximately 11 acre parcel zoned A-1, Lot 14, Gold King NO. 1 Placer, U.S. Mineral Survey No. 13658

Motion: Commissioner Beckerman made a motion to approve PLN17-154, a Nonconforming Parcel Plan Review to allow one single family unit on an approximately 11 acre parcel zoned A-1, Lot 14, Gold King NO. 1 Placer, U.S. Mineral Survey No. 13658 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 1961.
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 structure complies with the development standards for the A-1 zone district.
5. The applicant has provided a plat or improvements survey of the parcel. The property is not subject to the County's merger requirement based on previous ownership records.
6. The non-conforming parcel plan approval can be granted without substantial detriment to the public health, safety and welfare.
7. A minimal disturbance envelope has been established for the site to address the issue of limiting impacts on soil disturbance and steep slopes.
8. The cumulative impacts of development upon the immediately adjacent area and surrounding properties have been addressed. The property is surrounded by properties ranging from 5 to 10 acres, also with A-1 zoning. The proposed building site is not visible from Highway 9 or the valley floor. The overall disturbance area of 11.1% of the lot area serves to minimize visibility from adjacent properties and Gold King Way.

Condition:

1. No disturbance shall be allowed outside of the disturbance envelope except for; a.) removal of trees infested with Mountain Pine Beetle; b.) 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.) removal of trees for fire mitigation, d.) planting of trees; e.) driveway/ retaining wall and improvements. All other improvements, including but not limited to the septic system (10% maybe located outside of disturbance envelope), the well, and associated grading and improvements are required to be located within the disturbance envelope.

Commissioner Pocius seconded the motion and the motion passed unanimously on a 6-0 vote.

DISCUSSION ITEMS

- Countywide Comprehensive Plan Discussion
- Suggested Revisions for Consideration in Next Master Plan Update
- Commissioner Goldsmith brought up a discussion item regarding the appropriateness of County Departments being responsible for granting access and potential conflicts of interests when that department may also be interested in acquiring the property.
- Countywide Planning Commission issues - The issue of regulating short term rentals was discussed.
- Follow-up of previous BOCC meeting -Don Reimer updated the Commission on the Backcountry zone pending Code amendment
- Planning Commission Issues - Don Reimer updated the Commission on the upcoming Planning Commission appointments

ADJOURNMENT: The meeting was adjourned at 6:30 p.m.

Respectfully Submitted,

Lindsay Hirsh,
Senior Planner