

**UPPER BLUE PLANNING COMMISSION  
SUMMARY OF MOTIONS**

**July 26, 2018 - 5:30 p.m.**

**COMMISSIONERS PRESENT:** David Nelson, Ric Pocius, Lowell Moore, Jay Beckerman, Graeme Bilenduke, Drew Goldsmith

**STAFF PRESENT:** Don Reimer, Lindsay Hirsh, Keely Ambrose

Ric Pocius - Chair, called the July 26, 2018 meeting of the Upper Blue Planning Commission to order at 5:30 PM

**Approval of Summary of Motions:** The Summary of Motions for the June 28, 2018 meeting were approved as submitted.

**WORK SESSION:**

**PLN18-014: Class 3 Work Session** to consider rezoning and amendment to the Lodge by the Blue PUD to include approximately 46 acres of A-1 zoned property and 2.09 acres of R-6 zoned property into the existing Lodge by the Blue PUD to accommodate the addition of up to 46 additional lodging rooms, an existing single family home, conversion of an existing single family to an employee housing unit and the creation of a parcel for affordable housing, and other amendments to accomplish the foregoing.

The Planning Commission had the following comments regarding the subject work session application:

- Need to look at the cumulative impacts of the entire development and an impact analysis should be done in consideration of the change or conversion of use.
- Viability of housing, need to be clear about housing parameters to fully evaluate the proposal at next step, consider a maximum square foot per acre of housing (i.e. FAR).
- Needs to be an evaluation of benefits/amenities (i.e. trails are likely mostly benefit of the resort, more so than for public - how do we weigh these various amenities in the overall package).
- Visual impacts need to be carefully considered with the development of the property.
- The Workforce Housing component of the application needs to be looked at holistically.
- Additional information is needed with regards to the type, size, number of bedrooms, etc. needs to be evaluated for the affordable housing component of the application.
- The new road will be an improvement to the entire community.
- Additional information should be formulated on how many employees will be generated with the proposed expansion of use.

**DISCUSSION ITEMS**

- Suggested Revisions for Consideration in Next Master Plan Update. None discussed.
- Countywide Planning Commission issues. Don Reimer provided an update on the on-going development of short-term rental regulations, to be discussed by the BOCC July 31, with Countywide Planning Commission August 27 as the next steps. Staff is working closely with the towns in the County to gain uniformity to the extent possible.
- Follow-up of previous BOCC meeting. Reimer provided followup on the BOCC's upholding of the UBPC denial of PLN17-130, the Mascot Placer CUP.
- Planning Commission Issues. None

**ADJOURNMENT:** The meeting was adjourned at 7:56 p.m.

Respectfully Submitted,

Lindsay Hirsh, Senior Planner