

**UPPER BLUE PLANNING COMMISSION**  
**SUMMARY OF MOTIONS**  
**August 24, 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, Christine Murphy

**Staff Present:** Susan Lee, Paul Geiger, Simon Corson, Lindsay Hirsh, Cameron Turpin, and Dylan Graves

**Approval of Summary of Motions:** The Summary of Motions for the July 27, 2023, meeting was approved.

**Approval of Agenda:** No changes.

**NEW BUSINESS:** No items

**CONSENT AGENDA:** No Items

**PUBLIC HEARINGS:**

**PLN21-105: A Class 5 Remand of a Major Amendment to the Continental PUD pertaining to on-site employee housing, compliance with Section 3809 et. seq. of the Development Code and other clean up items to accomplish the foregoing, Continental Subdivision, Blocks A-F, zoned Continental PUD.**

This item was remanded to the planning commission to address concerns related to workforce housing allowances in the PUD. The applicant worked with Staff to alter the request to better address BOCC and planning commission concerns.

Allen Frechter made a motion to approve with the following findings.

1. The proposed PUD modification is consistent with the efficient development and preservation of the entire PUD. No additional uses or development standards (setbacks, height, etc.) are being requested to be changed, thus the proposed request is consistent with the efficient development and preservation of the entire PUD. The proposed amendment will simply add clarification, flexibility and broaden the PUD with regards to Local Resident Housing.
2. The proposed PUD Modification will not affect, in a substantially adverse manner the enjoyment of land abutting upon or across the street from the PUD or the public interest as the use already exists and the amendment merely adds clarity and flexibility and broadens Local Resident Housing.
3. The proposed PUD Modification is not granting a special benefit to any one person, but to the contrary, the proposed amendment will function to permit more local resident housing to the existing and future workforce of Summit County.
4. The proposed PUD modification is in general conformance with the goals, polices/actions and provisions of the Summit County Countywide Comprehensive Plan,

the Upper Blue Master Plan and the Joint Upper Blue Master Plan. Specifically with regards to meeting the Affordable Workforce Housing related goals.

5. The proposed PUD amendment is consistent with all the applicable development standards (i.e. permitted uses, parking, setbacks, height, etc.) that are listed in the PUD and will bring a portion of the existing PUD up to date with current goals, policies and regulations regarding providing affordable workforce housing.
6. The proposed PUD modification is consistent with the County's Rezoning Policies. The proposed PUD amendment will not impact any development constraints, is consistent with the terrain and natural features of the site, and is compatible with existing development in the vicinity. Adequate services (water, sewer, access, and electricity) are in place to accommodate the proposed amendment.
7. The proposal is consistent with the policies constituting the purpose and intent allowing for the establishment of Planned Unit Development, as set forth in §12200.01 of this Code, as well as the policies supporting the purpose and intent of allowing a Major PUD Modification Zoning Amendment, per §12202.01 of this Code.
8. The proposal is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources because, without limitation: a.) adequate provisions for central water and wastewater treatment is available; b.) legal access exists via a County road; c.) additional site disturbance will be negligible.
9. The applicant has provided evidence of adequate water, sewer, access, utilities and other required infrastructure to serve the intended use.
10. The proposed changes to the PUD Designation will be prepared and suitable for signature by the Chairman upon approval of the requested amendment by the BOCC.

Ric Pocius seconded the motion. The project was approved by a vote of 7-0 with no proposed conditions.

#### **WORK SESSION ITEMS:**

**PLN23-049: 133 Adams Way Work Session: A work session to consider a rezoning application of a 14.3 acre (approx.) parcel currently zoned A-I (Agricultural) to a PUD (Planned Unit Development) to allow for three single family units in addition to the existing single family residence; TR 6-78 Sec 25 Qtr 2 Acres 14.3300 TR IN ADAMS & AMERICAN PL MS #13491 CONT 14.33 ACC IN 25-6-78, approximately 14.3300 acres, zoned A-I**

The intent of this work session was to discuss the proposed application with the planning commission and give them the opportunity to provide comments related to issues and concerns with the proposal. Staff and the applicants provided presentations discussing the proposal and the commission provided their comments, feedback, and suggestions to improve the application to better address the criteria of approval for such a request.

#### **DISCUSSION ITEMS: None**

The meeting adjourned at 7:34 pm.

Respectfully,  
Dylan Graves, Planner II