

**SNAKE RIVER PLANNING COMMISSION
VIRTUAL PUBLIC HEARING (ZOOM MEETING)**

SUMMARY OF MOTIONS

October 21, 2021

COMMISSION MEMBERS PRESENT: Maggie Murray, Javier Pineda-Rosas, Greg Roy, Noah Landwehr, Marshall Masek.

STAFF PRESENT: Jim Curnutte, Lindsay Hirsh

Maggie Murray, Chair, called the meeting to order at 5:30 PM

APPROVAL OF SUMMARY OF MOTIONS: The Summary of Motions from the September 16, 2021 meeting were approved as written.

APPROVAL OF AGENDA: Additions, Deletions, Change of Order - None

CONSENT AGENDA: None

PUBLIC HEARINGS:

PLN21-055 - Class 5 Major PUD Amendment to the Miller PUD to add additional square footage to the permitted 4 townhome units.

Commissioner made a motion to recommend approval to the BOCC, PLN21-055 with the following finding and one condition:

1. The modification is consistent with the efficient development and preservation of the entire PUD due to the fact that no additional units, 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.
2. The modification does not affect, in a substantially adverse manner, either the enjoyment of land abutting upon or across a street from the PUD or the public interest. The requested additional square footage can be considered minimal in nature with minimal impacts on the surrounding area primarily due to the fact that no additional units are being proposed and none of the permitted development standards are changing (i.e. height, setbacks, and building materials). With regards to an increase in mass and bulk, the applicant has provided floor plans and elevation drawings to illustrate what could be built under the existing PUD permitted square footage allowance and what is being proposed. Based on these drawings and a comparison between the 1,400 sq. ft. units and the proposed 2,100 sq. ft. units, both appear to be able to accommodate 3 stories and the additional square footage mostly adds to the depth of the units and not necessarily the width.
3. The modification is not granted solely to confer a special benefit upon any person.
4. The proposed PUD modification is in general conformance with the goals, polices/actions and provisions of the Summit County Countywide Comprehensive Plan and the Snake River Master Plan. Specifically with regards to meeting the Land Use and Visual Impact related goals and policies.
5. The proposed PUD modification is consistent with the purpose and intent of the County's Zoning Regulations and the Miller PUD. The PUD amendment is consistent with all the applicable development standards (i.e. permitted uses, parking, setbacks, height, etc.) that are listed in the PUD. In addition, the application will result in the utilization of the County's TDR regulations.

6. The proposed PUD modification is consistent with the County's Rezoning Policies.
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; 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.

Condition:

- I. Prior to the recordation of the subject PUD designation, the applicant shall obtain the required TDRs for the proposed addition of 2,800 sq. ft.

Commissioner Pineda-Rosas seconded the motion and the motion passed unanimously.

WORK SESSION ITEMS: None

- **DISCU** made a presentation and had a discussion on the Open Space & Trails master plan audit survey and visioning results.

ADJOURNMENT: The meeting was adjourned at approximately 7:25 PM

Respectfully submitted,

Lindsay Hirsh,
Senior Planner