

**UPPER BLUE PLANNING COMMISSION  
SUMMARY OF MOTIONS**

**August 22, 2019 - 5:30 p.m.**

**COMMISSIONERS PRESENT:** Ric Pocius, Lowell Moore, Jay Beckerman, Keith Gallacher, David Nelson, Drew Goldsmith, Eli Yoder

**STAFF PRESENT:** Don Reimer, Keely Ambrose, Cody Horn

Ric Pocius, Chair, called the August 22, 2019 meeting of the Upper Blue Planning Commission to order at 5:30 PM

**Approval of Summary of Motions:** The Summary of Motions for the July 25, 2019 meeting were approved as submitted.

**WORK SESSION ITEMS:**

None

**PUBLIC HEARING ITEMS:**

1. **PLN19-050:** A request to renew a conditional use permit renewal for communications towers and associated structures located on the Jove Lode MS#7353, Young American Lode MS#8006, and the Morning Star Lode MS# 8016, in the Backcountry Zoning District on approximately 15 acres. Commissioner Yoder made a motion to approve PLN18-068 with the following findings:
  1. Upon compliance with the conditions of approval set forth below, the proposal is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan, the Joint Upper Blue Master Plan, and the Upper Blue Basin Master Plan. With compliance with the conditions of approval, the visibility of the site will be minimized.
  2. Upon compliance with the conditions of approval set forth below, the proposed conditional use is in compliance with the County's Zoning Regulations. The proposal is in conformance with design standards such as, but not limited to height, setbacks, site area, and lighting. In addition, the application is in conformance with the communication tower standards. The applicant has demonstrated the need for the towers in the proposed location. The applicant has the necessary permits and licenses from the FCC, and the towers will not interfere with other facilities or systems in the area. The applicant has agreed to allow collocation if the collocation conforms with the standards in the Summit County Land Use and Development Code.
  3. Upon compliance with the conditions of approval set forth below, the use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure. The closest subdivision is greater than 7,000 feet away. The location of the towers and structures helps minimize the visibility of the site.
  4. Upon compliance with the conditions of approval set forth below, adequate services and infrastructure are available to serve the use. Power is available on-site.

**Conditions:**

1. Modifications to the site may be made administratively to further consolidate the site, if the proposed modifications comply with these conditions of approval, and do not increase the impacts of the site.
2. The total floor area of any buildings on any parcel may not exceed the floor area permitted by the backcountry zoning district.
3. The proposed new tower may not exceed 70 feet in height, and the height of other existing

- towers shall not be increased without the issuance of a new conditional use permit.
4. The County may require an existing or proposed tower be made available for shared use (collocation) of other telecommunication providers. Shared use shall not be required if the Review Authority determines that the uses proposed by an applicant seeking to share an existing tower would interfere with the use of the tower by the tower owner; shared use would interfere with the security of the tower owner's operation or facilities; or the applicant and the tower owner are unable to reach agreement on how the applicant is to reimburse the tower owner for a proportionate share of construction and maintenance costs or is otherwise unable to come to terms with such owner on a reasonable, market reflective rate for such use, after good faith negotiations on such matters of co-location.
  5. Any relocation of the existing power line requires administrative approval, which shall at a minimum require permission from any property owners, burial of any new lines, removal of any unused lines, and bringing all disturbed areas back to a natural or revegetated condition, whichever is appropriate.
  6. Any new towers shall not be free standing, and must have guy wires used as support to minimize the bulk of the tower.
  7. The color, shape and design of all buildings shall blend with the surrounding tundra to the greatest practical extent, and shall be non-reflective. Towers shall be flat gray in color, or another color providing enhanced visual mitigation as approved by the Planning Department, and shall not be reflective.
  8. Equipment added to towers on site 2 that exceeds 45' shall minimize visibility from significant viewpoints from Highway 9 and the entrance to Breckenridge to a reasonably practicable extent.

Commissioner Gallacher seconded the motion. Approved 7-0

**DISCUSSION ITEMS:**

The Planning Commission was updated on the Short Term Rental regulations and permitting process.

**ADJOURNMENT:** The meeting was adjourned at 7:15 p.m.

Submitted,

Cody Horn Planner I