



PLANNING & ZONING COMMISSION MAY 2023

**May 02, 2023 at 6:00 PM
0110 Whispering Pines Circle, Blue River, CO**

MINUTES

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/planning-zoning>

Please note that seating at Town Hall is limited.

I. CALL TO ORDER, ROLL CALL

Chair Johnson called the meeting to order at 6:00 p.m.

PRESENT

Travis Beck-Vice Chair

Bevan Hardy

Doug O'Brien

Tim Johnson-Chair

Gordon Manin

Ben Stuckey

Troy Watts

Noah Hopkins-Board Liaison

Also present: Town Manager Michelle Eddy

II. APPROVAL OF MINUTES

Motion made by Hardy, Seconded by Watts to approve the minutes of April 2023. Motion passed unanimously.

A. Minutes from April 4, 2023

III. PROJECT APPROVAL

B. New Construction Approval 0710 Whispering Pines

Manager Eddy noted the project was reviewed by the Building Official and recommended for approval.

Discussion to clarify the height on the project. The homeowner, Rich Davis, explained his conversation with the Building Official and the home will be within the requirements.

Beck asked for clarification on grading on the USFS land. It was noted that this would be changed on the final plan set. It was discussed that approval of the project, is not approval of any impact on the USFS lands. It was discussed to pay attention to distance and potential impact to the wetlands.

Discussion of the "studio" area should be conditioned on the certificate of occupancy to ensure the space is not used for a separate dwelling unit.

Motion made by Beck, Seconded by Watts to approve the new construction at 0710 Whispering Pines conditioned on avoiding impacts on the National Forest land unless permitted; avoidance of wetlands or with Corps of Engineers approval; recording of the certificate of occupancy not allowing an accessory dwelling unit as well as obtaining the correct height measurement before construction. Motion passed unanimously.

Voting Yea: Beck, Hardy, O'Brien, Johnson, Manin, Stuckey, Watts

IV. OTHER BUSINESS

Public Comment

Dan Cleary-Rustic Terrace: asked about the appeal process for a variance process and asked to have clarification. Town Manager Eddy provided information as provided from the Town Attorney.

C. Introduction of the Land Use Code

Attorney Widner provided a background and review of what to expect when the Commission receives the Land Use Code. He noted that this is a comprehensive document that governs all land use and has been developed over the last year by the Board of Trustees.

There will be a public hearing on June 14th with the Planning & Zoning Commission and with the Board of Trustees on June 20th for adoption by ordinance.

Discussion by the Commission on various processes. Attorney Widner provided a hypothetical scenario of how an application moves through the process highlighting a process for a variance. It was clarified that the new Land Use Code will replace Chapters 16, 17 and the architectural guidelines in their entirety.

V. ADJOURN

Motion made by Beck, Seconded by Stuckey to adjourn the meeting 7:01 p.m.

Voting Yea: Beck, Hardy, O'Brien, Johnson, Manin, Stuckey, Watts

NEXT MEETING - June 14, 2023

June 14, 2023