



BLUE RIVER PLANNING & ZONING COMMISSION MEETING SEPTEMBER 2024

**September 03, 2024 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-virtually

Tim Johnson

Doug O'Brien

Ben Stuckey

Troy Watts-virtually

ABSENT

Mike Costello

Gordon Manin

Also present: Town Manager Michelle Eddy; Town Attorney Bob Widner; Building Official Kyle

Parag all virtually and Deputy Clerk John DeBee in person.

II. APPROVAL OF MINUTES

A. Minutes from August 6, 2024

Motion made by Beck, Seconded by Stuckey to approve the minutes of August 2024. Voting Yea: Beck, Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

III. PROJECT APPROVAL

B. 0043 Backland New Construction

Manager Eddy noted the Building Official's report showing the project meets the requirements. Motion made by O'Brien, Seconded by Stuckey to approve the new construction project as presented.

Voting Yea: Beck, Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

C. 6419 Hwy 9 New Construction

Manager Eddy noted updates provided bringing the application into general conformance. Building Official Parag provided additional information noting that it does substantially meet approval requirements.

Discussion of the review points and overall project. Discussion that if he is using a hardy cement board with the proposed rendering colors it would meet requirements. The siding will be horizontal to create a wood look.

Motion made by Beck, Seconded by O'Brien to approve the new construction project at 6419 Hwy 9 as presented conditioned the garage meet building requirements and plank cement board siding horizontally placed as discussed.

Voting Yea: Beck, Johnson, O'Brien, Stuckey. Motion passed unanimously.

IV. OTHER BUSINESS

D. Land Use Building Size Review

Attorney Widner was present to answer questions and provide suggestions based on the Attorney memo.

Watts noted he didn't see a need for these additional regulations as the current regulations seem sufficient. Stuckey agreed. Discussion whether or not there is a need and options if the code were to be updated.

Beck noted that square footage isn't the concern but more the "fit/character" within the community. Attorney Widner noted this was designed within the Land Use Code.

Watts moved and Beck seconded to noodle/table the issue for more thought about what is need. Motion passed unanimously.

- E. Construction Rules & Regulations Review for recommendation to the Board of Trustees
Manager Eddy noted the Board of Trustees asked the Planning & Zoning Commission to review the regulations and provide any suggestions for changes.

Discussion that the rules are sufficient but enforcement is a challenge. It was noted a new Code Ambassador position is open and should assist with enforcement. It was suggested to ask for photos when a complaint is made and additional rules.

- F. Review of Shed Regulations Section 16B-7-40 of the Blue River Land Use Code

Chair Johnson had asked for this to be on the agenda. Manager Eddy noted this was reviewed while the land use code was being developed. The Trustees had noted there were several places with two sheds and they had no issue with a two shed limit.

Discussion of the project that started the concern. Building Official Parag provided a status of the project and progress in working with the homeowner. Discussion on whether or not it needs Planning & Zoning Commission. It was noted that the project should be brought to Planning & Zoning for approval as the project has evolved to allow for a proper process. Decision to bring the project to Planning & Zoning Commission for approval.

Discussion on sheds and outbuildings and whether or not they should match the home. Additional discussion of the differences in use and whether it falls under a shed or garage. It was noted that size determines where it falls.

V. ADJOURN

O'Brien moved and Stuckey seconded to adjourn the meeting at 7:32 p.m.

NEXT MEETING - Tuesday, October 8, 2024

October 8, 2024