



## **BLUE RIVER PLANNING & ZONING COMMISSION OCTOBER 2023**

**October 03, 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**

Bevan Hardy

Tim Johnson

Gordon Manin

Ben Stuckey

Troy Watts

Noah Hopkins-Board Liaison

Excused

Travis Beck

Doug O'Brien

Also present: Town Manager Michelle Eddy; Building Official Kyle Parag.

#### **II. APPROVAL OF MINUTES**

Motion made by Watts, Seconded by Stuckey to approve the minutes of September 2023.

Voting Yea: Hardy, Johnson, Stuckey, Watts, Hopkins

A. Minutes from September 5, 2023

### **III. PROJECT APPROVAL**

B. New Construction-0066 Conifer

Manager Eddy presented the project. She noted this is the third submittal for the site. She noted the questions concerning the elevations were updated as well as the exterior lighting. She noted plans that show a utility/mechanical room for the garage have not been received. The Building Official did not recommend approval until the outstanding questions were addressed. Motion made by Stuckey, Seconded by Hardy conditioned on garage meeting square footage requirements as amended. Motion carried.

Voting Yea: Hardy, Johnson, Stuckey, Watts

Voting Abstaining: Manin

C. Other Business

Manager Eddy referred to the Staff memo provided. She noted that discussions will be made at the Trustees concerning removing the road base requirement and the 150% deposit requirement. It is asked to remove the road base requirement to prevent interference with the road maintenance. As the Town does not allow temporary CO's so the deposit is not necessary. It is being recommended to ask that natural grass seeds be spread.

Discussion of requirements as they exist and current CO requirements. Discussion that the current requirements meet the needs for building and decision to not make any changes beyond the recommendations noted.

D. Proposed Ordinance Review

Manager Eddy explained the proposed camping ordinance to the Commission for recommendation to the Trustees.

Discussion of the proposed ordinance. It was asked to consider allowing the residents use temporary RV living on vacant lot. There was discussion for further clarification of the code and definition between 16A-22-10 and 16A-22-20 and allowance for a resident in RV in a driveway.

The proposed ordinance is not recommended as presented.

**IV. ADJOURN**

Motion made by Stuckey, Seconded by Hardy to adjourn the meeting at 6:54 p.m.

Voting Yea: Hardy, Johnson, Manin, Stuckey, Watts

**NEXT MEETING -**

November 7, 2023

Respectfully submitted:

Michelle Eddy, MMC

Town Clerk