



# **BLUE RIVER PLANNING & ZONING COMMISSION MEETING NOVEMBER 2024**

**November 12, 2024 at 6:00 PM  
0110 Whispering Pines Circle, Blue River, CO**

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## **MINUTES**

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**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.

Recording began at 6:06 p.m.

PRESENT

Mike Costello

Tim Johnson

Gordon Manin

Ben Stuckey via Zoom

Excused

Doug O'Brien

Absent

Travis Beck, Troy Watts

Also present via Zoom: Town Manager Michelle Eddy, Town Attorney Bob Widner, Building Official Kyle Parag.

In person: Board Liaison Trustee Heckman, Deputy Clerk John DeBee

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

A. Minutes from October 10, 2024

Motion made by Costello, Seconded by Manin to approve the minutes of October 2024. Voting Yea: Costello, Johnson, Manin, Stuckey. Motion passed unanimously.

**III. PUBLIC HEARING**

B. Ordinance 2024-03 Establishing A Moratorium For Certain Development Within the Town To Allow For A Study of Natural Resource Areas and Natural Hazard Areas

Chair Johnson opened the public hearing at 6:02 p.m.

Manager Eddy explained the ordinance was passed as an emergency ordinance in October by the Board of Trustees. She noted there have been no public comments received.

Attorney Widner reviewed the ordinance and purpose.

Manin asked to clarify segments of the ordinance as it pertains to wetlands.

Discussion on handling permits in the wetlands and jurisdiction. It was noted that ultimately it is up to the Town on what is adopted. It was noted if a project were to be proposed that would be affected by the moratorium, it could be reviewed for impacts when submitted.

Paul Semmer, Blue Grouse-Noted the 1041 regulations are a good tool. He asked if seven months is sufficient and if there would be a map of the studied areas. He inquired if the public would be involved.

Attorney Widner noted the Town Manager could develop a map if desired. He noted seven months should be sufficient noting State agencies have already come to the table to assist. He noted there will be public hearings on the study.

Dan Cleary, Rustic Terrace-Inquired about reason for the Water Conservation Board.

Attorney Widner noted no known projects, but the State identifies them in a division to be included.

Cleary noted he has concerns of his properties and potential impacts if it takes longer than the estimated timeframe.

Attorney Widner noted there could be reviews as necessary.

Chair Johnson closed the public hearing at 6:27 p.m.

Motion made by Costello, Seconded by Manin to approve recommendation for approval of Ordinance 2024-03. Voting Yea: Costello, Johnson, Manin, Stuckey. Motion passed unanimously.

#### **IV. PROJECT APPROVAL**

##### **C. 0104 Creek Side Garage**

Building Official Kyle Parag reviewed the project and his report recommending approval.

Discussion of elements of the project and requirements. Attorney Widner reviewed the differences between a shed and garage.

Discussion that the Commission does not have enough information on materials.

Costello moved and Manin seconded to deny the garage application. Motion passed unanimously.

#### **V. OTHER BUSINESS**

Manin asked to hold a discussion concerning changes to code as well items on the previous joint work session. It was noted that Trustee Heckman could make this request to the entire Board of Trustees.

#### **VI. ADJOURN**

Manin moved and Costello seconded to adjourn the meeting at 6:51 p.m. Motion passed unanimously.

#### **NEXT MEETING -**

December 3, 2024.

Respectfully submitted:

Michelle Eddy, MMC

Town Clerk