



BLUE RIVER PLANNING & ZONING COMMISSION MEETING

JUNE 2024

June 04, 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 Mike Costello Tim Johnson Gordon Manin Doug O'Brien

EXCUSED: Ben Stuckey

ABSENT: Troy Watts

Also present: Town Manager Michelle Eddy; Trustee Jonathon Heckman, Board Liaison.

II. APPROVAL OF MINUTES

A. Minutes from May 7, 2024

Motion made by Beck, Seconded by O'Brien to approve the minutes of May 2024. Voting

Yea: Beck, Costello, Johnson, Manin, O'Brien. Motion passed unanimously.

III. PUBLIC HEARING

B. 0132 Mountain View Home Addition Variance Request

Manager Eddy noted the owner of 0132 Mountain View is seeking a variance to encroach on the front setbacks. All required information and notifications have been made. The Planning & Zoning Commission are asked to provide an administrative review and recommendation to

the Board of Trustees. She noted there is no public hearing this evening and the public hearing will take place on June 13, 2024, at the Board of Trustees meeting, 6:00 p.m.

Discussion on the pros and cons of the proposed variance. Discussion on whether or not the project could be shrunk to fit in the setback. Discussion of whether it is a true hardship. Concerns about emergency safety space and access.

Suggestion to recommend approval based on where the well, septic and layout that makes it impossible to put anywhere else on the property.

Beck-Yes

O'Brien-Yes

Gordon-Yes

Costello-Yes

Johnson-Yes

Motion made by O'Brien, Seconded by Beck to recommend approval to the Board of Trustees. Voting Yea: Beck, Costello, Johnson, Manin, O'Brien. Motion passed unanimously.

IV. PROJECT APPROVAL

C. 0034 Rustic-Addition

Manager Eddy noted there were two items to be addressed by the Commission. She noted the variance had been approved by the Board of Trustees and the Building Official's report was to approve with those items (materials) addressed.

It was noted that any approval can be condition of final materials submitted must match the existing home. It was noted that it is 8" of exposed concrete that will need to be addressed. Discussion of the driveway and width and reasoning it is wider.

Motion made by O'Brien, Seconded by Beck to approve the addition at 0034 Rustic conditioned on materials matching the existing home. Voting Yea: Beck, Costello, Johnson, Manin, O'Brien. Motion passed unanimously.

V. OTHER BUSINESS

D. Land Use Building Size Review

This item was carried over for discussion from May. It was discussed to delay until July when the Town Attorney's office could be available to answer questions. Discussion on reasoning for

the review of the code and is it necessary. Decision to wait and discuss with the Town Attorney's office in July.

VI. ADJOURN

Motion made by O'Brien, Seconded by Beck to adjourn the meeting at 6:50 p.m. Voting Yea: Beck, Costello, Johnson, Manin, O'Brien. Motion passed unanimously.

NEXT MEETING -

July 2, 2024