



Minutes
TOWN OF BLUE RIVER
PLANNING AND ZONING COMMISSION REGULAR MEETING
February 7, 2023

0110 Whispering Pines, Blue River, CO 80424

Applicants and residents may attend via Zoom or in person. The Zoom link is below.

[Planning & Zoning | Town of Blue River \(colorado.gov\)](https://www.colorado.gov/planning-zoning-town-of-blue-river)

I. Call to Order

- Chair Johnson called the regular meeting of the Planning & Zoning Commission to order at 6:00 p.m.
 - i. Roll Call
 - Travis Beck
 - Tim Johnson
 - Bevan Hardy via Zoom
 - Gordon Manin
 - Doug O'Brien
 - Troy Watts via Zoom
 - ii. Ben Stucky and Troy was excused. Town Manager Michelle Eddy and Board Liaison Noah Hopkins were also present.

II. Approval of the Minutes

- Beck moved and O'Brien seconded to approve the minutes of January 3, 2023.

III. Public Hearing

- **Variance 0507 97 Circle-Parking**
 - i. Chair Johnson opened the public hearing at 6:00 p.m.
 - ii. Town Manager Eddy provided a background and reason for the variance request. She noted the hardship due to do topography with wetlands and the requirement of a third parking space. She noted no comments were received to Town Hall and the Building Official and Town Manager recommend approval.
 - iii. Chair Johnson closed the public hearing at 6:02 p.m.
 - iv. Hardy moved and O'Brien seconded to approve the variance for parking space within the setbacks. Motion passed unanimously.

IV. New Construction-0507 97 Circle

- Town Manager Eddy presented the new construction project. She noted the comments from the Building Official have been addressed and the Building Official recommends approval.
- Discussion of the issue of the wetlands and ensuring not to encroach on the wetlands. The applicant, Brett Confer explained the steps that will be taken to ensure the wetlands are not impacted.
- Recommendation to have the Corps of Engineers review and ensure there will be no impact as it is in close proximity to the wetlands even though it is currently within the guidelines understanding the burden falls on the applicant. Requested to ensure the wetlands report with the flowline report is complete when submitted with stamped plans.
- Hardy moved and Watts seconded to approve the new construction project at 0507 97 Circle with recommendations and requests to have the wetlands report completed on the northwest corner. Motion passed unanimously.

V. Next Meeting March 7, 2023

There being no further business before the Planning & Zoning Commission, O'Brien moved and Beck seconded to adjourn the meeting at 6:44 p.m. Motion passed unanimously.

Respectfully Submitted
Michelle Eddy, MMC
Town Clerk