



PLANNING & ZONING COMMISSION FEBRUARY 2024

**February 06, 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 regular Planning and Zoning Commission meeting to order at 6:00 p.m.

PRESENT

Mike Costello

Tim Johnson

Gordon Manin

Doug O'Brien

Troy Watts

Noah Hopkins

EXCUSED

Ben Stuckey

Travis Beck

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

II. APPROVAL OF MINUTES

A. Minutes from October 3, 2023

Motion made by Watts, Seconded by Manin to approve the minutes of October 2023. Voting Yea: Costello, Johnson, Manin, O'Brien, Watts. Motion passed unanimously.

III. PROJECT APPROVAL

B. Selection of Chair & Vice Chair

Sec. 2-6-60. Organization. The Commission shall select its own Chairperson and a Vice Chairperson from among its members. The Chairperson or, in his or her absence, the Vice Chairperson shall be the presiding officer of all Commission meetings. In the absence of both the Chairperson and the Vice Chairperson from a meeting, the members present shall appoint a member to serve as acting Chairperson at the meeting.

Tim was nominated as Chair and Troy as Vice Chair.

Motion made by O'Brien, Seconded by Watts to appoint Tim Johnson as Chair. Voting Yea: Costello, Johnson, Manin, O'Brien, Watts. Motion passed unanimously.

Motion made by O'Brien, Second by Costello second to appoint Troy Watts as Vice Chair. Voting Yea: Costello, Johnson, Manin, O'Brien, Watts. Motion passed unanimously.

C. 0037 Rivershore-New Construction

The project was presented and recommended for approval. Discussion on the driveway crossing over the setback. Discussion of the lack of inclusion of lighting in the application. Building Official Parag explained the process and what to consider.

Motion made by O'Brien, Seconded by Costello to approve the new construction at 0037 Rivershore. Voting Yea: Costello, Johnson, Manin, O'Brien. Motion passed unanimously.

D. Building Official Code Update Report for recommendation to Board of Trustees

Building Official Parag discussed potential changes to the snow load requirements for recommendation to the Board of Trustees. Building Official Parag recommended increasing the roof snow load to 140 lbs./sqft. (200 lbs./sqft. ground snow load primarily applying to new construction or additions. Discussion of options and impacts. Discussion for the Commissioners to receive a recommendation or input from an engineer before providing a recommendation. Discussion to potentially follow Summit County. Building Official Parag will come back with more information.

It will be reviewed again in March and will be before the Trustees in March.

Motion made by Watts, Seconded by Manin moved to table until March to obtain more information. Voting Yea: Costello, Johnson, Manin, O'Brien, Watts. Motion passed

unanimously.

IV. ADJOURN

Motion made by O'Brien, Seconded by Manin to adjourn the meeting at 6:41 p.m. Voting Yea: Costello, Johnson, Manin, O'Brien, Watts. Motion passed unanimously.

NEXT MEETING -

March 5, 2024