



# BLUE RIVER PLANNING & ZONING COMMISSION OCTOBER 2024

October 10, 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.

PRESENT

Travis Beck

Tim Johnson

Doug O'Brien

Troy Watts

EXCUSED

Mike Costello

Gordon Manin

Ben Stuckey

Also in attendance: Town Manager Michelle Eddy; Building Official Kyle Parag; Town Attorney

Bob Widner; Trustee Jonathan Heckman; Deputy Clerk John DeBee.

### II. APPROVAL OF MINUTES

A. Minutes from September 3, 2024

Motion made by Watts, Seconded by Beck to approve the minutes September 2024. Voting Yea: Beck, Johnson, O'Brien, Watts. Motion passed unanimously.

### **III. PUBLIC HEARING**

#### **B. Lot Line Vacation Lots 418 & 419 Coronet**

Chair Johnson opened the public hearing at 6:03 p.m.

Manager Eddy presented the proposed lot line vacation noting the application was sufficient. There were five different contacts made asking questions about the project. All were supportive of the application.

Chair Johnson closed the public hearing at 6:04 p.m.

Motion made by O'Brien, Seconded by Beck to approve the lot line vacation between lot 418-419 Coronet. Voting Yea: Beck, Johnson, O'Brien, Watts. Motion passed unanimously.

### **IV. PROJECT APPROVAL**

#### **C. 6306 Hwy 9-New Construction**

Manager Eddy noted the new construction project and notes made by the Building Official. It was noted, the shared driveway does have a permanent easement agreement between the properties and is identified on the signed and approved CDOT Access Plan.

The Building Official noted the only outstanding issue is the parking requirement to be resolved.

Discussion of the parking in the setback. It was discussed to approve conditioned on meeting the Land Use Code for parking spaces or a variance to allow for the parking as dictated in the plan.

Motion made by Watts, Seconded by Beck to approve the new construction at 6306 Hwy 9 conditioned on the parking conforming to the Land Use Code or by obtaining a variance for the space to be within the setback. Voting Yea: Beck, Johnson, O'Brien, Watts. Motion passed unanimously.

### **V. ADJOURN**

Motion made by O'Brien, Seconded by Beck to adjourn the meeting at 6:27 p.m. Voting Yea: Beck, Johnson, O'Brien, Watts. Motion passed unanimously.

**NEXT MEETING -**

Manager Eddy requested to move the November meeting by one week due to the national election taking place on November 5th and Town Hall will be closed.

Agreement to move November's meeting to Tuesday, November 12th.