



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING MONTH

Tuesday, April 1, 2025

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/board-of-trustees>

Please note that seating at Town Hall is limited.

Call to Order, Roll Call

Chair Johnson called the meeting to order at 6:00 p.m.

PRESENT

Travis Beck-Via Zoom

Kristofer Carlsted

Dan Cleary

Tim Johnson

Gordon Manin

Also present: Town Manager/Clerk Michelle Eddy via Zoom; Town Attorney Bob Widner;

Building Official Kyle Parag via Zoom; Deputy Clerk John DeBee

EXCUSED: Doug O'Brien

ABSENT: Troy Watts

Approval of Minutes

A. Minutes February 2025

Cleary moved and Manin seconded to approve the minutes of February 2025. Motion passed unanimously.

Public Hearing

B. Ordinance 2025-05 Establishing Residential Conservation Zone District

Meeting recording was delayed and started at 6:54 p.m. Discussion prior to the start of the recording began at 6:00 p.m.

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

- Town Attorney Widner provided a background of the proposed ordinance referring to his memo.
- No public comment was received.
- Manin asked for clarification on the zone district being created and the current moratorium. Discussion on how it works and how it affects current properties.
- Manager Eddy provided the statistics on lots affected in town.
- Cleary asked for clarification on the purpose and if it would limit subdivision in the future.
- It was noted that by approving this new zone district nothing changes until the Board of Trustees decides to apply it to specific properties.
- Carlsted asked how it would apply to four acre parcels and can it be modified in the future. Answer was yes and additional zone districts may be created as well and applied. It was noted that the Commission can ask the Trustees to add additional zone districts.
- Attorney Widner noted it is up to the Planning & Zoning Commission to make recommendations for zone districts to the Board of Trustees.
- Discussion of options.

Chair Johnson closed the public hearing at 7:01 p.m.

Carlsted moved and Manin seconded to recommend approval to the Board of Trustees Ordinance 2025-05 Establishing Residential Conservation Zone District with the recommendation for additional zoning districts to be added to address other lot sizes and possible name change. Motion passed unanimously.

C. Ordinance 2025-06 Amendment to the Land Use Code Concerning Construction Rules and Regulations

Chair Johnson opened the public hearing at 7:05 p.m.

- Town Manager Eddy provided background and information on the proposed ordinance.
- Discussion of items in changes.
- Cleary discussed issue with setting a day for trash removal.
- Discussion to adjust the language surrounding trash removal to keep sites clean and trash removed at the discretion of the Code Ambassador.
- Attorney Widner noted there needs to be a definitive reason and code to determine a violation and must be applied uniformly. He provided some recommendations to be included or changed in the ordinance. Discussion to remove the porta potty screening requirement.

Chair Johnson closed the public hearing at 7:25 p.m.

Cleary moved and Carlsted seconded to recommend approval of Ordinance 2025-06 Amendment to the Land Use Code Concerning Construction Rules and Regulations with the recommendation to remove the porta potty screen requirement and change the trash to maintaining a clean site versus the weekly removal requirement. Motion passed unanimously.

Project Approval

D. 5940 Hwy 9-Garage/Shop Addition

The project was reviewed by the Building Official noting items for Planning Commission review. Discussion to have the Building Official questions addressed on structural review. He did ask for whether or not the garage materials are as close to matching the log home. The location of the garage was discussed. It was noted that snow storage would need to be addressed.

Beck moved and Carlsted seconded to approve the garage/shop addition at 5940 Hwy 9. Motion passed unanimously.

E. 0132 Mountain View-Addition

The project was reviewed by the Building Official noting items for review by the Planning Commission. It was noted a variance was previously approved. Discussion of use of the garage and exercise area.

Cleary moved and Carlsted seconded to approve the addition at 0132 Mountain View. Motion passed unanimously.

Adjourn

Cleary moved and Carlsted seconded to adjourn the meeting at 7:45 p.m. Motion passed unanimously.

Respectfully Submitted:

Michelle Eddy, MMC
Town Clerk