



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING MONTH

Tuesday, August 5, 2025

5:30 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 5:30 p.m.

PRESENT: Planning & Zoning Commissioner Kristofer Carlsted

Planning & Zoning Commissioner Dan Cleary

Planning & Zoning Commissioner Tim Johnson

Planning & Zoning Commissioner Gordon Manin via Zoom

Planning & Zoning Commissioner Doug O'Brien

Planning & Zoning Commissioner Troy Watts

EXCUSED: Planning & Zoning Commissioner Travis Beck

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

Approval of Minutes

A. Minutes

Watts noted that the motion to deny was 5-2 with Beck and Watts opposed for 0016 Rustic.

Watts moved and Carlsted seconded to approve the minutes of July 2025. Motion passed unanimously.

Project Approval

B. 417 Wilderness

The Building Official presented the addition recommending approval. It was noted the small less than 200 square foot shed. Discussion to verify if the home is on septic or sewer prior to permit issuance.

Carlsted moved and O'Brien seconded to approve the addition at 417 Wilderness.

Motion passed unanimously.

C. 0016 Rustic-New Construction

The Building Official presented the new construction project recommending approval noting the home is no longer in the river easement.

Discussion that the project will be connected off of Rustic and the parking/snow storage area meets requirements. It was noted that while the drawings show parallel parking it is questioned whether that would actually happen once built.

Watts moved and Cleary seconded approve the new construction project at 0016 Rustic. Motion passed unanimously.

D. 0400 97 Circle-Dormer

The Building Official reviewed the project and recommended approval for the dormer at 0400 97 Circle.

Discussion of the siding proposed and noted the steel siding is limited with the dormer will match the garage siding.

Cleary moved and Carlsted seconded to approve the dormer at 0400 97 Circle. Motion passed unanimously.

Adjourn

Next Meeting Tuesday, September 2, 2025

It was noted that the September meeting may need to be delayed due to the Town Manager/Clerk departure.

Cleary moved and Carlsted seconded to adjourn the meeting at 6:04 p.m. Motion passed unanimously.

Respectfully Submitted:

Michelle Eddy, MMC
Town Clerk