



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, December 2, 2025

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order, Roll Call

Chairman Johnson called the meeting to order at 5:33 PM.

PRESENT:

Commissioner Carlsted
Commissioner Cleary
Commissioner Johnson
Commissioner Manin
Commissioner O'Brien
Commissioner Beck

ABSENT:

Commissioner Watts

Also present: Interim Town Manager Steve Rabe (via Zoom); Deputy Town Clerk John DeBee; Kyle Parag, Charles Abbott Associates; Owner's Representative Brandon Smith, Rooted Architecture (via Zoom)

Approval of Minutes

A. Minutes – October 7, 2025

Commissioner O'Brien moved and Commissioner Beck provided a second to approve the minutes of the October 2025 Planning and Zoning Commission Meeting. All ayes – motion passed.

Project Approval

B. 416 Wilderness Drive - Addition

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating the proposed project's substantial compliance with all Development Standards. Discussion followed regarding the fact that the applicant didn't appear to be modifying the existing house, so access to the addition is solely from the garage. The

addition doesn't appear to be creating a kitchenette either, but approval should be conditioned on not granting authority for an additional dwelling unit, etc.

Commissioner Cleary moved and Commissioner O'Brien provided a second to approve the project as submitted, conditioned on the following: Prior to the issuance of a building permit for the addition, the owner shall execute a notice to be recorded by the Town in the real property records for the lot, which gives notice that the issuance of the building permit does not authorize or permit the occupancy of the building or structure as an accessory apartment, lock-off unit, or additional dwelling unit and such occupancy is specifically prohibited by the Town of Blue River Municipal Code. All ayes. Motion passed.

C 310 Rio Azul Road – New Construction

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines review (since updated after receiving an updated submittal by the Owner's representative) indicating the proposed project's substantial compliance with all Development Standards. Mr. Parag also noted that, since it appears that the structure will be over 6,000 square feet in size, a fire suppression system will be necessary. Commissioner O'Brien moved and Commissioner Cleary provided a second to approve the project as submitted. All ayes. Motion passed.

Other Business

Building Official Kyle Parag reported on various updates to the 2024 ICC Codes, the Colorado Model Codes and the Colorado Wildfire Resiliency Code, which had been discussed with the Commission back in March and with the Board of Trustees in May. The goal is to meet the prescribed deadlines for adoption, possibly with the Board considering the Ordinance for approval at their February meeting. Mr. Parag also reported that he has been working on the roll-out of a new AI program, which will assist staff and inspectors in answering questions, including those regarding the Land Use Code.

The Commission also discussed the need to review certain standards in the Land Use Code, such as sheds, roof pitches and setbacks as well as to get clarification from the Board of Trustees on the Commission's review and approval of certain Design Standards (ie Roof pitches) when there is no clear authority for them to do so.

Adjourn

Commissioner Manin moved to adjourn the meeting and Commissioner O'Brien provided a second. All ayes. Motion passed.

Chairman Johnson adjourned the meeting at 6:03 PM.