



## BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, January 6, 2026

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

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### 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

#### ABSENT:

Commissioner Beck  
Commissioner Watts

Also present: Interim Town Manager Steve Rabe; Deputy Town Clerk John DeBee and Kyle Parag, Charles Abbott Associates

### Approval of Minutes

#### A. Minutes – December 2,, 2025

Commissioner Carlsted moved and Commissioner Johnson provided a second to approve the minutes of the December 2025 Planning and Zoning Commission Meeting. All ayes – motion passed.

### Project Approval

#### B. 0120 Indiana Creek Road – Demolition/New Construction

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 application of Section 16B-5-70 – Roofs of the Land Use Code as it applies to this and other projects that have been reviewed by the Commission. The application also does not indicate the type and style of exterior

lighting, which needs to be dark sky compliant. Mr. Parag stated that he will require said lighting when the construction drawings are submitted.

Commissioner Cleary moved and Commissioner Manin provided a second to approve the project as submitted, conditioned on the following: that the applicant change the roof pitch to be consistent with the requirements of the Land Use Code, absent the Board of Trustees decision to change that particular provision of the Code in the future and that the applicant address issues with the finish grading. All ayes. Motion passed.

**C** 0078 Red Mountain Trail - Addition

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating the proposed project's substantial compliance with all Development Standards. Commissioner Cleary moved and Commissioner Carlsted provided a second to approve the project as submitted, noting that the proposed privacy fencing will need to be removed from the plans pursuant to the Land Use Code. All ayes. Motion passed.

**D.** 6565 Highway 9 – Detached Garage

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating the proposed project's substantial compliance with all Development Standards. Mr. Parag noted that the proposed garage is a product from Tuff Shed, but will be constructed to meet Blue River's standards. Commissioner Johnson moved and Commissioner Manin provided a second to approve the project as submitted noting that the siding on the proposed garage must be stained and not painted. All ayes. Motion passed.

**E.** 12 Blue Rock Drive – New Construction

Building Official Kyle Parag stated that the proposed project is being presented for discussion purposes only because the applicant still has items to submit to complete their application. Commission briefly discussed the project and recommended that the applicant adhere to the current provisions of the Land Use Code regarding roofs and especially cautioned against utilizing a butterfly roof design over the front entryway.

**F.** Discussion Item – Ordinance No. 2026-01

Building Official Kyle Parag presented a draft of an Ordinance adopting a number of Codes, specifically the 2024 ICC and the State's Wildfire Code, which must be adopted by April 1<sup>st</sup>. Much discussion surrounded the need to adopt some of the Codes in their entirety or merely the portions that are pertinent to the circumstances in Blue River. The Ordinance is scheduled to be brought before the Board of Trustees at their February meeting.

**Adjourn**

Commissioner Carsted moved to adjourn the meeting and Commissioner Cleary provided a second. All ayes. Motion passed.

Chairman Johnson adjourned the meeting at 7:16 PM.