



## BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, February 3 2026

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

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Minutes

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### Call to Order, Roll Call

Chairman Johnson called the meeting to order at 5:31 PM.

#### PRESENT:

Commissioner Carlsted  
Commissioner Cleary  
Commissioner Johnson  
Commissioner O'Brien

#### ABSENT:

Commissioner Beck  
Commissioner Watts  
Commissioner Manin

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

### Approval of Minutes

#### A. Minutes – January 6, 2025

Commissioner Cleary moved and Commissioner Carlsted provided a second to approve the minutes of the January 2026 Planning and Zoning Commission Meeting. All ayes – motion passed.

### Discussion

#### B. Section 16B-5-70 Roofs

Commissioner Carlsted presented his amendments to Section 16B-5-70 of the Land Use Code to the body for consideration consistent with the direction of the Board of Trustees and their January meeting. After some discussion, the Commission requested that Commissioner Carlsted finalize his re-draft for submittal to the Board at the February 17<sup>th</sup> Regular Meeting.

**C** Ordinance No. 2025-02

Commissioner Cleary presented three (3) applications of the Town's current Ordinance on setbacks, laying out how the current Land Use Code applies to each. Discussion took place about whether or not changes needed to be made to the current standards or if there just needed to be a general consensus on the application and interpretation of the regulations and being of the general opinion that the current standards should remain. The Commission proposed to discuss the matter with the Board of Trustees at their February 17<sup>th</sup> Regular Meeting with Commissioner Cleary volunteering to review the application Sections of the Land Use Code and Ordinance No. 2025-02 to make sure the language in each is similar.

**Adjourn**

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

Chairman Johnson adjourned the meeting at 6:42 PM.