



## BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, March 3, 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 5:35 PM.

#### PRESENT:

Commissioner Carlsted  
Commissioner Cleary  
Commissioner Johnson  
Commissioner O'Brien

#### ABSENT:

Commissioner Beck  
Commissioner Watts  
Commissioner Manin

Also present: Town Manager Chad Hull; Deputy Town Clerk John DeBee, Kyle Parag, Charles Abbott Associates, Owner's Representative Louis Fishman, IBB Management, and Owner's Representative Robert Dickson, Equinox Architecture LLC.

### Approval of Minutes

#### A. Minutes – February 3, 2026

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

### Project Approval

#### B. 0251 Golden Nugget Drive – Alteration/Repair/Remodel

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating proposed project's substantial compliance with all Development Standards. Discussion followed that the applicant is enclosing a breezeway and

including an additional bedroom and master bath above the bedroom with an additional exterior door, so approval will be conditioned on not granting authority for an additional dwelling unit, etc. The Commissioners discussed the merits of the breezeway being considered a component of the house, the new stairway being proposed and the roof removal and remodel to accommodate said stairway, and the window in the proposed bedroom and whether it meets egress criteria. Additional conversation was had regarding a copy and paste error of setback dimensions, and issue with the location of the deck in the provided plans.

Commissioner Johson moved and Commissioner Carlsted provided a second to table the project to the April Planning & Zoning meeting with the stipulations that the property owner provide a corrected survey with proper measurements, an architectural site plan with setbacks that are properly labeled and measured, particularly to clarify the location of the deck in relation to said setbacks.

**C. 15 Wilderness Drive – New Construction**

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating proposed project's substantial compliance with all Development Standards. Building Official Kyle Paraga noted that the proposed windows are large proportionally to the house size, and the Commissioners can assess this matter for compliance with the development standards. The Commissioners discussed the rear setback which was shown at 15 feet and the resulting need for a variance application to consider adjustment from the subdivision minimum of 25 feet. The need to notify all property owners within 300 feet of the variance process was noted.

Commissioner Carlsted moved and Commissioner O'Brien provided a second to require the applicant to submit a rear setback variance, instruct the applicant to file said variance application, and have a subsequent administrative hearing on the variance at the next Planning & Zoning meeting.

Commissioner Carlsted moved and Commissioner Johnson provided a second to approve the architectural plans submittal pending variance submittal and approval at the April Planning & Zoning meeting, and to instruct the applicant to work with the Town Manager and Board of Trustees to be placed on the April Board of Trustees agenda for a public hearing on the approval of new construction.

**Discussion**

**D. Section(s) 16B-4-30(b)(3), 16B-4-20, 16B-4-50, 16-3-20 regarding the use of Setbacks**

Commissioner Cleary proposed language revision and removal for the section of the Land Use Code addressing the use of setbacks. Discussion took place around the need to provide clear setback language to property owners in relation to the enforcement of Town road easements. Building Official Parag voiced his approval for the proposed revisions and the Commissioners agreed with the assessment. The Commission proposed that Commissioner Cleary provide the suggested setback revision language to Board of Trustees at their March 17<sup>th</sup> Regular Meeting.

## **Adjourn**

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

Chairman Johnson adjourned the meeting at 6:59 PM.