



Agenda-Amended
TOWN OF BLUE RIVER
PLANNING AND ZONING COMMISSION REGULAR MEETING
December 7, 2021
0110 Whispering Pines, Blue River, CO 80424

Meetings are held in hybrid form. The public is welcome to Town Hall or via [Zoom link](#)

I. Call to Order

- Chair Johnson called the regular meeting of the Planning and Zoning Commission to order at 6:00 p.m.

II. Roll Call

- Travis Beck via Zoom
- Dan Farber
- Jonathan Heckman
- Tim Johnson
- Doug O'Brien
- Ben Stuckey
- Troy Watts via Zoom

Also present: Trustee Ken Robertson attended via Zoom; Town Manager Michelle Eddy

III. Approval of Minutes-November 2, 2021

- Farber moved and O'Brien seconded to approve the minutes of November 2, 2021. Motion passed unanimously.

IV. Public Hearings

- **0261 Coronet-Set Back**

- Chair Johnson opened the public hearing at 6:02 p.m.
 - Bobby Craig, Architect for project and the owner explained reason for the variance request. They noted that it would not encroach further and would remain in line with the existing home.
- Chair Johnson closed the public hearing at 6:06 p.m.
- Discussion that it is not further encroaching beyond the existing structure.
- Discussion of reason for variance and whether or not there is a hardship. It is noted that by allowing it, maintains the harmonious

- Heckman moved and Stuckey seconded to approve set back variance request at 0261 Coronet. Motion passed unanimously.

V. Project Reviews

- **0261 Coronet-Garage & Addition**
 - The project at 0261 was presented and a report had been received from the Building Official.
 - Heckman moved and O'Brien seconded to approve the garage and addition at 0261 Coronet. Motion passed
- **0016 Rustic-New Construction**
 - The project was presented and the Building Official's report was provided. Town Manager Eddy noted letters received for the record.
 - The project architect presented the project. Andy Stable, Architect spoke to the project on behalf of the homeowner. He reviewed the points of the project addressing the concerns from previous submittal.
 - Discussion that the structure looks good and feels it is meeting the requirements and the intent of the guidelines.
 - Watts moved and Stuckey seconded to approve the new construction project at 0016 Rustic. Motion passed unanimously.
- **1152 Indiana Creek-Addition**
 - The project and the Building Officials report were presented. Town Manager Eddy noted the project has been approved by the HOA.
 - Tyler Moore, Architect discussed the project.
 - Discussion of the roof pitches and comments made from the Building Official.
 - Dan Cleary, Rustic Terrace asked about the rule on allowing accessory units and septic permits. Manager Eddy provided the response.
 - O'Brien moved and Farber seconded to approve the addition at 1152 Indiana Creek. Motion passed unanimously.

VI. Chapter 16 Review

- Town Manager Eddy reviewed draft chapters that were provided to the Planning and Zoning Commission and posted online. She asked for comments and review.
 - Section 16A-6-30 question on who would determine the size for hotels. Manager
 - 16-4-50 about the vacation of lot lines. Manager Eddy explained it is in the existing code.
 - It was asked to include ridgeline regulations.
 - It was asked to make sure to be cognizant of inherent conflicts in the code to avoid what we have now.

VII. Measurement of Roof Height

- Town Manager Eddy asked for clarification on how roof height is measured for the updates to the Town Code. Decision for Trustee Robertson and Manager Eddy to follow up with the Town Attorney.

VIII. Chair and Vice Chair Vote/Recommendation

- Nominations for Chair and Vice Chair were sought. Town Manager Eddy noted this will be an annual basis and the Chairs of all Committees will be required to attend

training with the Town Attorney, Town Manager and Mayor. The Board of Trustees will be ratifying the recommendation at the December meeting.

- Troy Watts nominated Travis Beck as Vice Chair.
- Travis Beck nominated Troy Watts as Chair
- Jonathan Heckman and Doug O'Brien nominated Tim Johnson.
- O'Brien moved and Stuckey seconded to appoint Tim Johnson as Chair and Travis Beck as Vice Chair. Motion passed.

There being no further business before the Planning and Zoning Commission O'Brien moved and Heckman seconded to adjourn the meeting at 7:00 p.m. Motion passed unanimously.

Next meeting scheduled for Tuesday, January 4, 2022

Respectfully Submitted:

Michelle Eddy, Town Clerk