



Minutes
TOWN OF BLUE RIVER
PLANNING AND ZONING COMMISSION REGULAR MEETING
February 2, 2021
6:00 p.m.
Held via Zoom

- I. Call to Order**
 - Chair, Johnson called the Regular meeting of the Blue River Planning & Zoning Commission to order at 6:00 p.m.
- II. Roll Call**
 - Tori Aidala
 - Travis Beck
 - Dan Farber
 - Jonathan Heckman
 - Tim Johnson
 - Doug O'Brien

Also present: Trustee Ken Robertson-Board Liaison; Town Manager, Michelle Eddy and Town Attorney, Bob Widner.

 - Absent Ben Stuckey
- III. Approval of Minutes-January 5, 2021**
 - O'Brien moved and Farber seconded to approve the minutes of January 5, 2021. Motion passed unanimously.
- IV. New Business**
 - **Public Hearing-6:00 p.m. Zoning Application for Lot 28A, Gold King Placer**
 - Chair Johnson opened the Public Hearing for the Zoning Application of Lot 28A, Gold King Placer at 6:05 p.m.
 - Town Manager Eddy provided a staff report and information concerning the recommended zoning. Staff recommends zoning of R-1 Single Family for the parcel if annexed into the Town of Blue River by the Board of Trustees.
 - Communications were received and included in the meeting packet.

- Barbara Gaines-0414 Crown Drive spoke concerning the zoning and the potential for subdivision. They spoke out against the possibility of subdivision. She referred to her letter submitted and included in the packet.
 - Jill Turner, applicant responded to comments noting there is not an existing apartment and are in favor of R-1 zoning.
 - Jodie Willey-0438 Crown Drive referred to letter opposing annexation and zoning. She spoke to the accessory unit and equipment.
 - Michael Koons-0462 Crown Drive referred to letter and opposed to annexation and zoning.
 - Jim Gaines-0414 Crown Drive spoke out opposed due to the subdivision of the property and feels does not meet zoning requirements.
 - Cheryl Rothey-0015 Lodestone Trail spoke in favor of the annexation and proposed zoning.
 - Kent Willis-Attorney representing the Gaines spoke on the concerns with accessory apartment and annexation, which would be against town code. He noted the road right of way and home encroaching into the right of way. Asked to have the recommendation tabled.
 - Chair Johnson closed the public hearing at 6:27 p.m.
 - Clarification on zoning and what the purpose of the meeting to make a recommendation to the Board of Trustees.
 - Heckman moved and Farber seconded to recommend a zoning of R-1 to the Board of Trustees if annexed into the Town of Blue River. Motion passed unanimously.
- **Garage Addition-0403 Mountain View**
 - Town Manager Eddy noted reports included in the packet from SAFEBuilt. It was noted that the proposed 288 square foot addition would create a greater non-conformance for the structure.
 - The homeowner was on the meeting link and explained his project and plan.
 - Discussion of the rule on garages and potential for a variance based on the current code. Noted that the variance would be unlikely to be approved.
 - Heckman moved and Aidala seconded to deny the application for an addition. Motion passed unanimously.
 - **New Construction-0116 & 0112 Tesemini**
 - Town Manger Eddy noted reports are included in the packet and the structures are found to be in compliance. They are requesting a lower roof pitch of 2/12, which per the Town Code may be considered.
 - The homeowner and architect spoke about the proposed new construction.
 - Discussion on the roof pitch as it relates to the structure and guidelines.
 - Mr. Bilhartz spoke as a neighbor to the project (0143 Tesemini). He requested additional landscaping and for the roof height not to exceed 35' and would not object to the construction. Discussion by the homeowner to agree.
 - O'Brien moved and Heckman seconded to deny due to the provisions of the guidelines of the pitch and roof span. 0112 and 0116 Tesemini as presented.

- Aidala voted no on the motion
- Beck no on motion
- Farber no on the motion
- Heckman yes on the motion
- Johnson yes on the motion
- O'Brien yes on the motion
- Motion failed.
- Farber moved and Beck seconded to approve as interpreted to meet the guidelines as presented.
 - Aidala voted to approve the motion
 - Beck voted to approve the motion
 - Farber voted to approve the motion
 - Heckman voted no on the motion
 - Johnson voted no on the motion
 - O'Brien voted no on the motion
 - Motion failed
- Due to the lack of a favorable motions passed, the project was denied on a 3/3 vote.
- The homeowner will appeal the ruling to the Board of Trustees.

V. Other

- Chair Johnson ask to have hard copies of the guidelines for each member for reference. Manager Eddy will provide a hard copy to anyone who would wish. It was asked to have original pdfs sent for the meeting.
- Town Attorney Widner noted there will be training at the next meeting on the design guidelines to assist with understanding interpretation of the guidelines.

There being no further business before the Planning & Zoning Commission, Heckman moved and O'Brien seconded to adjourn the meeting at 8:10 p.m.

Next meeting scheduled for **Tuesday, March 2, 2021**