



Agenda
TOWN OF BLUE RIVER
PLANNING AND ZONING COMMISSION REGULAR MEETING

February 1, 2022

0110 Whispering Pines, Blue River, CO 80424

The Meeting will be held via Zoom link below.

Register in advance for this meeting:

<https://us06web.zoom.us/meeting/register/tZEsdOurqTkjH9NH7mPYLmGW9pWGKveyzIWp>

After registering, you will receive a confirmation email containing information about joining the meeting.

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes-December 7, 2021**
- IV. Public Hearings**
- V. Project Reviews**
 - a. 6565 Hwy 9 Two Car Garage**

Next meeting scheduled for Tuesday, March 1, 2022



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



Building Permit Application

Email to: info@townofblueriver.org

Questions? Call (970) 547-0545 ext. 1

Lot Number: 312 Subdivision: LEAP YEAR
Blue River Physical Address: 6565 Hwy 9 BLUE RIVER CO

Homeowner Information:

Name: JOHN AND LAURA PYTEL
Mailing Address: 1674 TAMARAC DR, GOLDEN, CO
Phone: 832.746.8545
Email: jtpytel@sbcglobal.net

Contractor Information

Company Name: TBD
Contact Name: _____
Mailing Address: _____
Phone: _____
Email: _____

Contractor Registration #: _____

***Please note a Town of Blue River Business License is required for all businesses to conduct business in the Town of Blue River including contractors, sub-contractors and architects. ***

Description of Project:

GARAGE AND LAUNDRY ROOM ADDITION

Distance to Property Line	Type of Heat: <u>FAN</u>	Construction Type: <u>V</u>
North: <u>+/- 41'-2"</u>	Roof: <u>COMP SHINGLE</u>	Building Height:
South: <u>+/- 18'-2"</u>	Exterior Walls: <u>2x6</u>	No. Stories: <u>3</u>
East: <u>+/- 129'-1"</u>	Interior Walls: <u>2x4</u>	Total # Bedrooms: <u>3</u>
West: <u>+/- 34'-5"</u>	Basement Fin. Sq.Ft.: <u>825</u>	Total # Bathrooms: <u>2</u>
Total Res. Sq.Ft.: <u>2,708</u>	Main Level Sq.Ft.: <u>1,306</u>	Septic or Sewer: <u>EXISTING</u>
Garage Sq.Ft.: <u>750</u>	2nd Level Sq.Ft.: <u>577</u>	
	3rd Level Sq.Ft.: <u>N/A</u>	

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION WORK, & FIREPLACES. THIS PERMIT BECOMES NULL AND VOID IF CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN ____ OR IF CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF ____ AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND TO BUILD ACCORDING TO THE APPROVED PLANS. THE GRANT OF A PERMIT DOES NOT PRESUMED TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner or Contractor: _____ Date: _____

PYTEL GARAGE ADDITION
 6565 HWY 9, BLUE RIVER, COLORADO

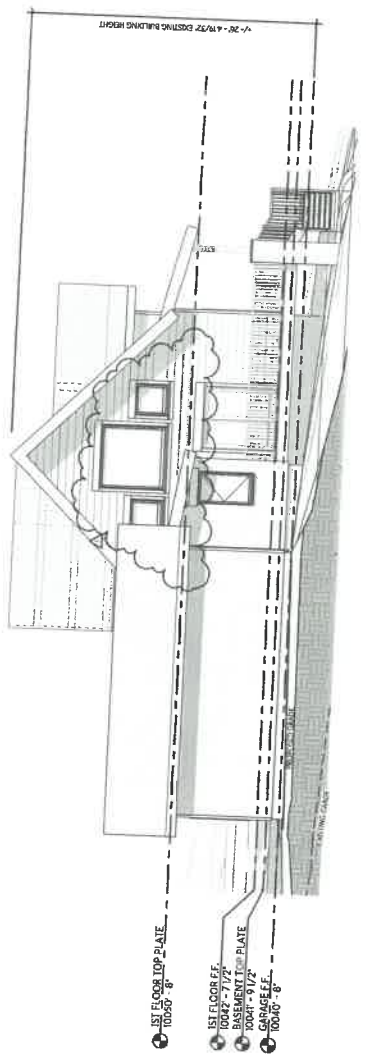
EXTERIOR ELEVATIONS

A301

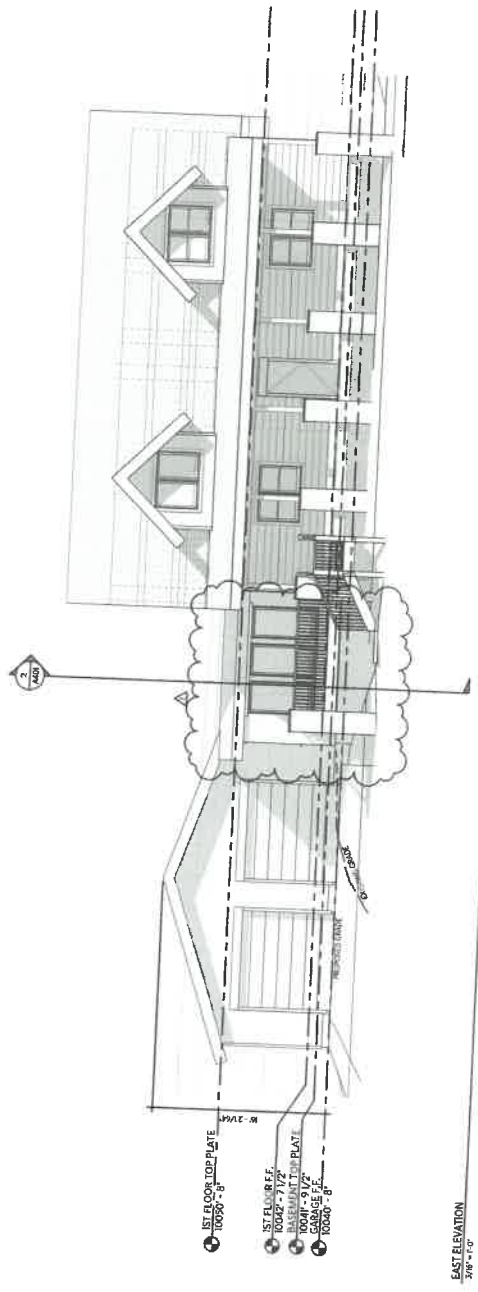
DATE:	2023-04-20
BY:	DR. J. B. BROWN
CHECKED BY:	DR. J. B. BROWN
PROJECT NO.:	2023-04-20
SHEET NO.:	2023-04-20

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- GENERAL SHEET NOTES:**
1. FINISH COLORS AND MATERIALS TO BE CLASSIFIED BY COLOR TO MATCH EXISTING, OR NEW.
 2. ROOFING: ROOFING AT 7/8" ON 1" PITCH SHOULD BE COMPLYMENTARY NOT MIMIC ASPHALT ROOFING.
 3. HORIZONTAL CORNER BOARD SIDING, STAINED TO MATCH EXISTING.
 4. TRIM: 3/4" CORNER STAINED TO MATCH EXISTING.
 5. SCOTTS 1/4" CORNER STAINED TO MATCH EXISTING.
 6. FASCIA: 2" FASCIA TO BE PAINTED WHITE TO MATCH EXISTING.
 7. WINDOWS: SIMILAR FACED METAL CLAD WOOD, COLOR TO MATCH EXISTING.
 8. GARAGE DOORS: CLEAN 3 LAYER CLEAN WHITE PAINT, COLOR TO MATCH EXISTING. IMAGE BELOW COORDINATE WITH GARAGE DOOR FINISH AND MATERIALS.
 9. STONE: WARMER CHARCOAL COUNTRY STONE, TO BE MATCHED BY THE CONTRACTOR.
 10. EXPOSED CONCRETE TO BE STAINED WITH 20% LACQUERED BLACK OR EQUIVALENT.
 11. ALL COLORS AND MATERIALS TO BE VERIFIED AND APPROVED AT ON-SITE MOCK-UP WITH ARCHITECT AND OWNER.
 12. REVISIONS: 20 P. 01.



SOUTH ELEVATION
 X/W = 1'-0"



EAST ELEVATION
 X/W = 1'-0"

DATE	2022-08-10 09:14:12
PROJECT	6565 HWY 9, BLUE RIVER, CO
DRAWN	BY
CHECKED	BY
SHEET	NO.

RENDERINGS

PYTEL GARAGE ADDITION
6565 HWY 9, BLUE RIVER, COLORADO



EXISTING STREET ELEVATION



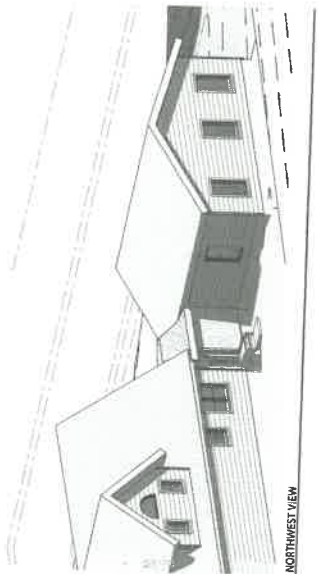
EXISTING SOUTHEAST VIEW



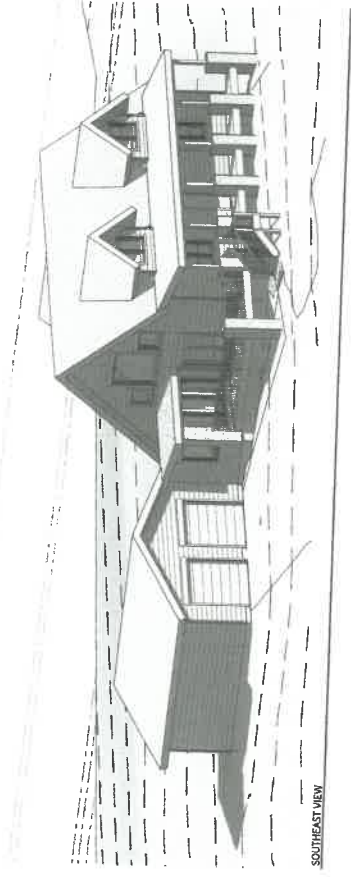
PROPOSED SOUTHWEST VIEW RENDERING



PROPOSED GARAGE DOOR STYLE & APPROXIMATE COLOR



NORTHWEST VIEW



SOUTHEAST VIEW

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Thomas Marshall, Plan Reviewer - CAA
DATE: January 21, 2022
RE: RESUBMITTAL - Planning/Zoning/Architectural Guidelines review –
6565 Hwy. 9

Below please find staff's analysis that outlines the review and compliance with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed at 6565 Hwy. 9

Zoning Regulation analysis –

Proposal: Attached Garage and Laundry Room Addition. The proposed addition includes an ~ 756 s.f. garage, and an ~ 144 s.f. laundry room

Zoning district: R-1

Lot Size: 30,443 s.f. Actual
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: 122.71' Actual
100 ft. REQUIRED - COMPLIES

Setbacks: Proposed structure complies with required setbacks based upon submitted docs. (See comment VI. B.)

Height: Complies with required height limitations. New proposed garage sits below the existing home height of +/- 26' 4 19/32".

Garage Stds: The proposed garage is ~756 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements will be met through the proposed garage and exterior parking.

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
VI. B. Building Envelope	The proposed structure is properly sited within required setbacks. The submitted site plan depicts compliance. The Planning & Zoning application does not accurately identify the proposed setbacks of the proposed garage structure.	
VI. C. Building Siting	Structure proposed in context with natural drainage patterns, contours, and landforms.	Y
VI. D. Grading and Drainage	Cut and fill slopes have been kept to a minimum and final grading is proposed to avoid unnaturally broad, flat surfaces.	Y
VI. E. Driveways	Existing gravel driveway. Additional gravel backout and parking area proposed. Snow storage areas are depicted off the driveway area and meet the minimum required area.	Y
VI. F. Parking / Garages	The proposed attached two car garage complies.	Y
VI. G. Exterior Equipment and Satellite Dishes	All identified equipment is existing and appears to be in general conformance.	Y
VI. H. Easements and Utilities	R.O.W. easement identified on Plans	Y

VI. I. Recreation Facilities	None identified on the plans.	N/A
VI. J. Signage	None identified on the plans. Existing home.	N/A
VI. K. Pathways /Walkways	The proposed landings, pathways, and walkways comply.	Y
VI. L. Wetlands	No wetlands are identified on the plan.	N/A
VI. M. Wildfire Regulations	Many of the required regulations are operational requirements post-construction. The removal of two trees is identified on the plan.	Y
ARCHITECTURAL GUIDELINES		
VII. B. Building Forms	Proposed foundation walls merge with the existing grade, exposed concrete foundation walls shall be stained; vertical walls are constructed of appropriate materials and clad to match the existing home; proposed deck piers are wrapped in stone veneer and in compliance.	Y
VII. C. Setbacks	The proposed structures and parking area sit within the required setbacks per the submitted site plan.	N
VII. D. Building Height	Building complies with zoning district requirements.	Y
VII. E. Roofs	Roofs are comprised of varied primary and secondary roof forms. Primary slopes are 4:12 which is consistent with the suggested standards of 4:12 – 12:12 for primary roofs. The proposed roof cover is a GAF composition shingle Class “A” to match the existing home. The proposed 2:12 secondary roof over the laundry room meets the required minimum building code minimum slope for the proposed composite torch down roll roofing.	Y
VII. F. Exterior Wall Materials	Wall materials are proposed to match the existing stained cedar of the existing home.	Y
VII. G. Exterior Trim	Exterior trim is proposed stained cedar to match the existing home.	Y

VII. H. Windows and Doors	Windows, doors, and garage doors are proportional to the structure appear in general compliance.	Y
VII. I. Balconies and Railings	Railings are light in appearance and the pattern is largely open. Railing material is wood and stained to match.	Y
VII. J. Chimneys and Roof Vents	No new chimneys proposed.	N/A
VII. K. Exterior Colors	Proposed exterior colors shall match the existing home and appear to be in general conformance.	Y
VII. L. Solid Waste Collection and Service Areas	Appears to be in general conformance.	Y
SITE ELEMENTS		
VIII. A. Retaining Walls, Landscape Walls, Fences, and Screening	The proposal to expand a gravel blackout area and path appear to maintain compliance.	Y
VIII. B. Terraces, Patios, Walkways and Decks	Decks, walkways, and pathways are proportional to the proposed structure design.	Y
VIII. C. Driveway Paving Surfaces	Driveway and parking area material is gravel to match the existing. Snow storage areas are depicted off the driveway area.	Y
VIII. D. Exterior Landscape Lighting	The proposed exterior lighting specifications comply.	N