



BLUE RIVER BOARD OF TRUSTEES MEETING NOVEMBER 2024

**November 19, 2024 at 5:00 PM
0110 Whispering Pines Circle, Blue River, CO**

MINUTES

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/board-of-trustees>

Please note that seating at Town Hall is limited.

I. CALL TO ORDER, ROLL CALL

Mayor Decicco called the meeting to order at 5:04 p.m.

PRESENT

Trustee Barrie Stimson

Mayor Nick Decicco

Trustee Jonathon Heckman

Trustee Jodie Willey

Trustee Noah Hopkins

Trustee Ted Slaughter

Also present: Town Manager Michelle Eddy; Town Attorney Bob Widner; Chief of Police David Close; Deputy Clerk John DeBee; Code Ambassador Ryan Cyphert.

WORK SESSION

Discussion of Accessory Dwelling Units

Manager Eddy discussed the enclosed memo and current regulations.

Discussion of ADU versus improvements, potential restrictions that may be considered and put in place.

Discussion challenges and concerns including density and water availability. Discussion of potentially using what exists to bring into compliance and permitted. Discussion of pros and cons and what it could look like. Discussion on how the land use may be managed. General discussion in favor for limiting use for long-term rentals.

Discussion to bring forward potential regulations as well as information on what the County and other municipalities allow and what we current believe exists.

II. APPROVAL OF CONSENT AGENDA

Motion made by Mayor Decicco, Seconded by Trustee Hopkins to approve the consent agenda. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

A. Minutes for October 15, 2024

B. Approval of Bills-\$72, 221. 28

III. COMMUNICATIONS TO TRUSTEES

Citizen Comments (Non-Agenda Items Only- 3-minute limit please). Any written communications are included in the packet.

John Selstrom-Whispering Pines Circle: Remarked on his emailed communication included in the packet requesting an exception to the land use code concerning free standing flag poles.

Martie Semmer-Blue Grouse Trail: Handed out information on a presentation of "A Night With the Stars" event in Breckenridge.

Paul Semmer-Blue Grouse Trail: Remarked on the moratorium ordinance, the setback draft ordinance and the purchase of 0119 Bonanza.

C. Email/Written Communications Received

IV. PUBLIC HEARING

D. Ordinance 2024-03 Establishing A Moratorium For Certain Development Within the Town To Allow For A Study of Natural Resource Areas and Natural Hazard Areas

Mayor Decicco opened the public hearing at 6:16 p.m.

Attorney Widner reviewed his memo and explained the ordinance which was previously approved via emergency ordinance in October.

Mayor Decicco closed the public hearing at 6:17 p.m.

Discussion on if this would impede development. It was noted that currently there are no pending plans and the moratorium could be reviewed if plans had been brought forward.

E. 2025 Town of Blue River Budget

Mayor Decicco opened the public hearing at 6:23 p.m.

Manager Eddy reviewed the 2025 budget which was presented for first reading in October.

No public comments were received.

Mayor Decicco closed the public hearing at 6:24 p.m.

V. ORDINANCE CONSIDERATION FOR APPROVAL

F. Ordinance 2024-03 Establishing A Moratorium For Certain Development Within the Town To Allow For A Study of Natural Resource Areas and Natural Hazard Areas

Motion made by Mayor Decicco, Seconded by Trustee Hopkins to ratify Ordinance 2024-03 Establishing A Moratorium For Certain Development Within the Town To Allow For A Study of Natural Resource Areas and Natural Hazard Areas. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

G. Introduction Ordinance 2024-05 Building Setbacks For Discussion Only

Attorney Widner reviewed his memo and proposed ordinance.

Discussion that it makes sense based on how the roads were built versus platted. Discussion of the process for determining the measurement. It was noted it would be upon request, at the Town's expense to survey the road.

Decision to move forward with drafting a final ordinance.

H. Introduction Ordinance 2024-06 Sheds Draft for Discussion

Manager Eddy and Attorney Widner reviewed the proposed ordinance.

Discussion of purposes and processes. Discussion that the regulations should be reviewed and changed to state the sheds must match or compliment the main structure. Discussion that sheds over 200 square feet should be reviewed by Planning & Zoning Commission. Discussion to amend to restrict to no vehicles/cars.

Discussion to have a flat rate fee administrative review to include boundary survey/plat, photos and must match or compliment the main structure. Discussion to make both permits consistent either all with administrative or all Planning & Zoning.

Suggestion to continue the discussion and bring back a couple of options for consideration in January.

- I. Ordinance 2024-07 An Ordinance of the Board of Trustees of the Town of Blue River, Colorado, Amending Article I of Chapter 6 of the Blue River Municipal Code Pertaining to the Advertisement of Short-term Rentals

Manager Eddy reviewed the proposed changes for licenses in 2025.

Motion made by Trustee Hopkins, Seconded by Mayor Decicco to approve Ordinance 2024-07 Short-term Rental Regulations. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

VI. RESOLUTIONS

- J. Resolution 2024-10 0119 Bonanza Purchase and IGA Approval

Manager Eddy noted the IGA has been approved by Breckenridge and Summit County and closing will take place on December 12, 2024.

Motion made by Trustee Heckman, Seconded by Trustee Hopkins Resolution 2024-10 0119 Bonanza Purchase and IGA Approval. Voting Yea: Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Voting Nay: Trustee Stimson. Motion passed.

- K. 2025 Town of Blue River Budget Resolutions

Motion made by Trustee Hopkins, Seconded by Mayor Decicco Resolutions 2024-11 to 2024-14. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter

Roll call:

Stimson-Yes

Decicco-Yes

Heckman-Yes

Willey-Yes

Hopkins-Yes

Slaughter-Yes

VII. REPORTS

- L. Mayor & Trustee Reports

Mayor Decicco did not have a report.

Trustee Heckman reported on the Planning & Zoning Commission meeting.

Trustee Slaughter reported the Wildfire Council meets this week. He did attend the Division of Insurance presentation.

M. Attorney Report

No report

N. Staff Reports

Manager Eddy introduced the new Code Ambassador Ryan Cyphert.

VIII. OTHER BUSINESS

Trustee Stimpson requested for a work session to review a project on solar radar at a future meeting.

IX. EXECUTIVE SESSION

Motion made by Trustee Hopkins, Seconded by Mayor Decicco moved and seconded to hold an executive session and adjourn the regular meeting with no further business pursuant to CRS Section 24-6-402(4)(b) and (e) to receive legal advice concerning the law governing vested rights and the improvement to private property; and to hold an executive session pursuant to CRS Section 24-6-402(4)(b) and (e) to receive legal advice and instruct negotiators concerning a proposal and offer for the development and subdivision of property at 7:22 p.m. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Heckman, Trustee Willey, Trustee Hopkins, Trustee Slaughter. Motion passed unanimously.

X. ADJOURN

Heckman moved and Hopkins seconded to adjourned the executive session and the regular meeting at 7:57 p.m. Motion passed unanimously.

NEXT MEETING - January 21, 2025

There is no meeting in December due to the special election.

A tentative meeting is set for Tuesday December 10, 2024 to be held via Zoom. The meeting may be cancelled if there is no business to discuss.

Reports from the Town Manager, Mayor and Trustees; Scheduled Meetings and other matters are topics listed on the Regular Trustees Agenda. If time permits at the work session, the Mayor and Trustees may discuss these items. The Board of Trustees may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item.

Respectfully Submitted:

Michelle Eddy, MMC

Town Clerk